

for sale

guide price **£105,000** Freehold

**Paul
Dubberley**



Princess Way Darlaston Wednesbury WS10 8YG

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Property Description

Two Bedroom Mid-Terraced Home with Allocated Parking

This well-presented two bedroom mid-terraced property offers an ideal opportunity for first-time buyers, small families, or investors alike.

The accommodation briefly comprises a welcoming entrance, a spacious lounge perfect for relaxation and entertaining, and a modern fitted kitchen with ample storage and dining space. Upstairs, the property benefits from two generously sized bedrooms and a family bathroom finished to a good standard.

Externally, the home features a low-maintenance rear garden, ideal for outdoor enjoyment, along with the added benefit of allocated parking, providing convenience and peace of mind.

Located in a popular residential area, the property is within easy reach of local amenities, schools, and excellent transport links.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification

process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

16' 6" x 11' 6" (5.03m x 3.51m)

Front aspect double glazed window and radiator.

Kitchen

9' 2" x 11' 6" (2.79m x 3.51m)

Rear aspect double glazed window, wall and base units, sink and drainer, tiled flooring, part tiled walls, radiator and door to rear.

Landing

Doors to bedrooms and bathroom

Bedroom One

8' 6" x 11' 6" (2.59m x 3.51m)

Rear aspect double glazed window and radiator.

Bedroom Two

7' 6" x 11' 5" (2.29m x 3.48m)

Front aspect double glazed window and radiator.

Bathroom

Side aspect double glazed window, bath with shower over, radiator, w/c and wash hand basin.

Front Garden

Lawn area and path to front

Rear Garden

Paved area and brick built barbecue.

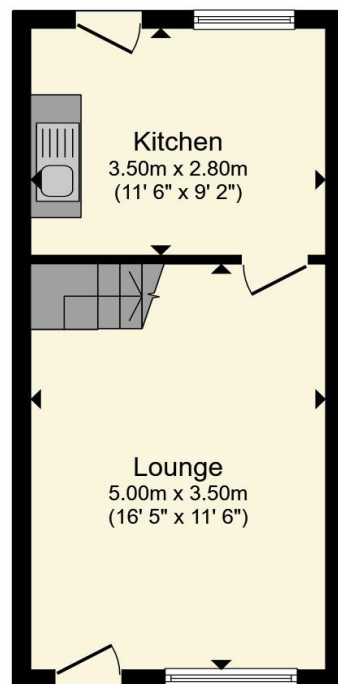
Agents Notes

there is an easement on the title, please enquire with branch.

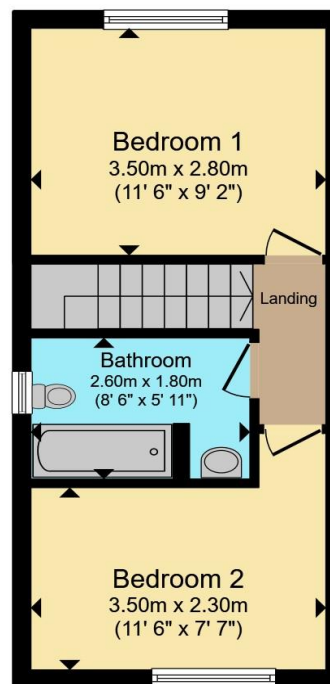








Ground Floor



First Floor

Total floor area 55.3 m² (595 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Paul
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To view this property please contact Paul Dubberley on

T 0121 505 3533
E wednesbury@pauldubberley.co.uk

97 Walsall Street
WEDNESBURY WS10 9BY

EPC Rating: C Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PWE104490

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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