

for sale

guide price **£70,000** Leasehold



## Regent Street Willenhall WV13 1DJ

Paul Dubberley present this well presented one bedroom GROUND FLOOR FLAT offering spacious accommodation throughout.

# Regent Street Willenhall WV13 1DJ

## 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.

## Hallway

The hallway provides access to the living room and bedroom and leads though to the kitchen and shower room.

## Living Room

12' 10" x 13' ( 3.91m x 3.96m )

A bright and spacious reception room with ample space for lounge furniture and additional storage.

## Bedroom

11' 10" x 12' 1" ( 3.61m x 3.68m )

A well-proportioned double bedroom with front-facing window, laminate flooring, radiator and ceiling point.

## Kitchen

10' 10" x 9' ( 3.30m x 2.74m )

Fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer, space for cooker and fridge/freezer, tiled splashbacks, rear aspect window, radiator.

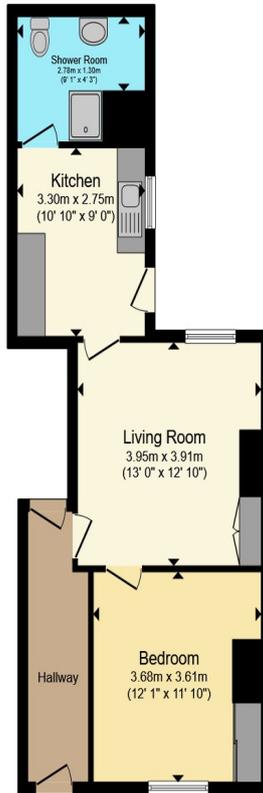


## Shower Room

9' 1" x 4' 3" ( 2.77m x 1.30m )

Fitted with a shower enclosure, low level WC and pedestal wash hand basin. Window to rear and vinyl flooring.





Total floor area 51.0 m<sup>2</sup> (548 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



To view this property please contact Paul Dubberley on

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14 New Road  
 WILLENHALL WV13 2BG

Property Ref: PWI104477 - 0003

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 100.00

**view this property online [PaulDubberley.co.uk/Property/PWI104477](http://PaulDubberley.co.uk/Property/PWI104477)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

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