

# AUCTION

# SKITTS

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ESTATE AGENTS



Lichfield Road,  
Willenhall, WV12 5BX

**Guide Price £200,000**

01902 631151

**We Value Your Home**



**\*\* FOR SALE BY MODERN METHOD OF AUCTION WITH NO ONWARD CHAIN \*\* THREE BEDROOM LINK-DETACHED HOUSE \*\* OFF-ROAD PARKING VIA LARGE FRONT DRIVEWAY AND GARAGE \*\* BUYERS FEES AND RESERVE PRICE APPLY \*\* IDEALLY SITUATED NEAR TO NEW INVENTION \*\* HUGE SCOPE FOR IMPROVEMENT \*\***

Situated on Lichfield Road in Willenhall, conveniently located near the popular New Invention area, this three-bedroom link-detached home offers excellent potential and is ideal for buyers looking for a property to improve and add value. The property requires modernisation throughout but provides well-proportioned accommodation. The ground floor comprises an entrance hall, kitchen, spacious lounge, and an additional sitting room, offering flexible living space. To the first floor, there are three bedrooms and a family bathroom, all accessed from the landing. Externally, the property benefits from ample off-road parking via a large front driveway and garden. There is also a garage incorporating a WC, providing useful additional space and potential. To the rear, the home enjoys a private enclosed garden. Offering fantastic scope for refurbishment and personalisation, this property presents a great opportunity for families, developers, or investors alike. Early viewing is recommended to fully appreciate the potential on offer, call SKITTS WILLENHALL to get booked in. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

#### Entrance Hall

**Lounge** 11' 5" x 16' 7" (3.48m x 5.05m)

**Kitchen** 8' 2" x 7' 5" (2.48m x 2.25m)

**Sitting Room** 13' 1" x 8' 8" (4.00m x 2.63m)

#### First Floor Landing

**Bedroom One** 11' 8" x 9' 7" (3.55m x 2.92m)

**Bedroom Two** 10' 0" x 9' 11" (3.06m x 3.01m)

**Bedroom Three** 8' 8" x 5' 3" (2.65m x 1.60m)

#### Bathroom

**Garage** 17' 4" x 8' 0" (5.29m x 2.43m)

**BUYERS INFORMATION** In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

**Auctioneers comments** This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding.





A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

**TENURE: Freehold.** References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

**COUNCIL TAX BAND: C**  
**EPC RATING: E**

**FIXTURES & FITTINGS:** All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

**PROPERTY MISDESCRIPTION ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

**NOTICE** These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

**DISCLOSURE** As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





9 New Road  
Willenhall  
WV13 2BG

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willenhall@skitts.net



GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.

1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 939 sq.ft. (87.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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