

for sale

guide price **£130,000** Freehold



Gipsy Lane Willenhall WV13 2HA

A well proportioned and deceptively spacious two-bedroom traditional mid-terrace property, situated within a popular and convenient residential location in WV13.

Gypsy Lane Willenhall WV13 2HA

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.

Hall

Entrance hall providing access to main living accommodation and stairs to first floor.

Living Room

11' 6" x 11' (3.51m x 3.35m)

A spacious front reception room with bay window allowing plenty of natural light, fitted carpet and feature fireplace creating a central focal point.

Dining Room

11' x 14' 5" (3.35m x 4.39m)

A generous second reception room offering ample space for dining furniture or additional lounge seating. A versatile room ideal for modern family living.

Kitchen

9' x 7' 11" (2.74m x 2.41m)

Fitted with a range of wall and base units with complementary



work surfaces, integrated oven and gas hob with extractor hood over, inset sink and space for additional appliances. Window to rear aspect.

Utility

6' 10" x 6' 4" (2.08m x 1.93m)

Useful additional space providing plumbing for white goods and access to rear garden.

Storage

8' 2" x 6' 6" (2.49m x 1.98m)

Wc

2' 9" x 5' (0.84m x 1.52m)

Bedroom One

11' 6" x 14' 6" (3.51m x 4.42m)

A particularly spacious double bedroom to the front of the property with ample room for wardrobes and additional furnishings.

Bedroom Two

11' 5" x 7' 8" (3.48m x 2.34m)

A further double bedroom overlooking the rear aspect.

Bathroom

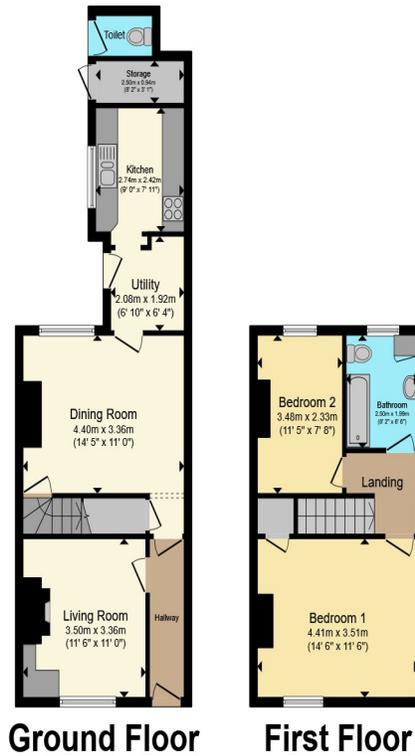
8' 2" x 6' 6" (2.49m x 1.98m)

A larger bathroom comprising bath with shower over, pedestal wash hand basin and low-level WC.

Rear Garden

To the rear, the property benefits from a generous enclosed garden mainly laid to lawn with fenced boundaries. There is also brick-built storage area and outside WC, offering additional practicality and potential.





Total floor area 85.9 m² (925 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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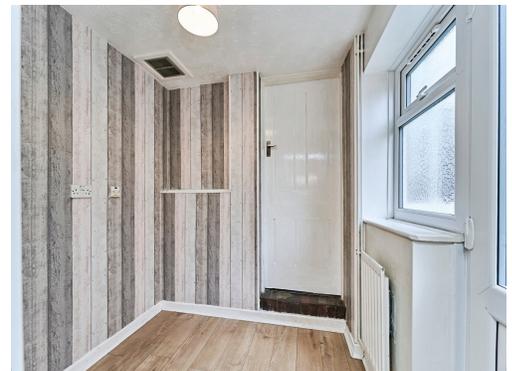
14 New Road
 WILLENHALL WV13 2BG

Property Ref: PWI104434 - 0002

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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