

for sale

guide price **£130,000** Freehold



## Hall Street East Wednesbury WS10 8PB

**\*\*THREE BEDROOM SEMI DETACHED PROPERTY WITH NO CHAIN\*\*** Located in Wednesbury (Darlaston) close to local shops and amenities. We recommend internal viewings to appreciate the accommodation we have to offer.





# Property Details

**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.

## Entrance Hall

Radiator and stairs to landing

## Downstairs Bathroom

Rear aspect window, w/c, bath with over head shower.

## Lounge 13' 4" x 9' 4" ( 4.06m x 2.84m )

Front aspect window and radiator.

## Kitchen 20' 4" x 7' 2" ( 6.20m x 2.18m )

2 rear aspect windows, sink and drainer, wall and base units, radiator and space for appliances.

## Landing

doors to bedrooms

## Bedroom One 10' 5" x 10' 4" ( 3.17m x 3.15m )

Front aspect window and radiator.

## Bedroom Two 10' 5" x 8' 7" ( 3.17m x 2.62m )

Rear aspect window, radiator and boiler.

## Bedroom Three 9' 8" x 7' 4" ( 2.95m x 2.24m )

Rear aspect window and radiator.

## W/C

Front aspect window, w/c and wash hand basin.

## Front Garden

Driveway, brick retaining wall and lawn area.

## Rear Garden

Lawn and patio area.

## Agents Notes

Coal mine located 5 meters from property.



To view this property please contact Paul Dubberley on

**T 0121 505 3533**  
**E [wednesbury@pauldubberley.co.uk](mailto:wednesbury@pauldubberley.co.uk)**

97 Walsall Street  
WEDNESBURY WS10 9BY

Property Ref: PWE103827 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)