

for sale

guide price **£70,000** Leasehold



Mill Croft Bilston WV14 7PQ

Paul Dubberley Estate Agents present this one-bedroom ground floor flat in WV14, sold via modern method of auction. Featuring kitchen, lounge and bathroom with no upward chain. Close to Bilston town centre, transport links, shops and schools—ideal for first-time buyers or investors.



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.

Kitchen 10' 1" x 6' 6" (3.07m x 1.98m)

Entrance door into kitchen; Double glazed windows to front aspect; Door to lounge; Integrated oven; Worktop mounted hob; Space for appliances; Tiled splashback; Stainless steel sink

Lounge 14' 1" x 10' 2" (4.29m x 3.10m)

Double glazed windows to rear aspect; Doors to kitchen and hallway

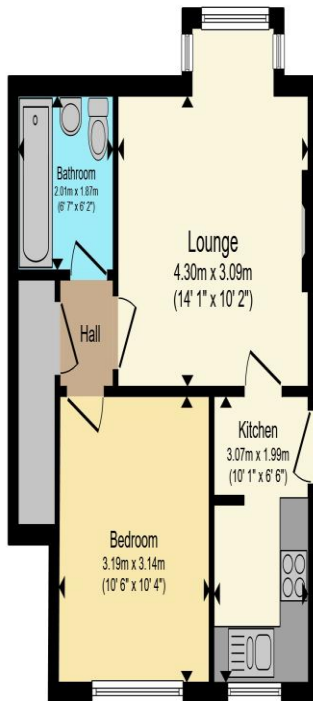
Hall

Doors to lounge, bedroom, bathroom and storage area

Storage Area

Bedroom 10' 6" x 10' 4" (3.20m x 3.15m)

Double glazed window to front aspect



To view this property please contact Paul Dubberley on

T 01902 494966
E bilston@pauldubberley.co.uk

69 Church Street
BILSTON WV14 0AX

Property Ref: PBI104763 - 0010

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs

Total floor area 38.4 m² (413 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



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale. 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 confirmed by a professional surveyor. Potential buyers are advised to check measurements before committing to any purchase. 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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