

for sale

guide price **£150,000** Freehold



Coronation Avenue Willenhall WV13 2RP

Paul Dubberley Willenhall present this **THREE-BEDROOM** home offering excellent potential for modernisation, situated in a popular residential location.

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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.

Porch

Hallway

Central hallway with stairs rising to the first floor and doors leading to the main ground floor rooms.

Living Room

13' 2" x 10' 11" (4.01m x 3.33m)

Located at the front of the property with bay window allowing plenty of natural light. Feature fireplace and ample space for lounge furniture.

Dining Room

10' 11" x 10' 11" (3.33m x 3.33m)

Situated to the rear of the property overlooking the garden, offering space for dining table and chairs.

Kitchen

7' 6" x 5' 5" (2.29m x 1.65m)



Fitted with a range of wall and base units with work surfaces over, sink unit and space for appliances. Door providing access to the rear garden.

Landing

Bedroom One

13' 7" x 10' 3" (4.14m x 3.12m)

Double bedroom positioned at the front of the property with bay window.

Bedroom Two

10' 10" x 11' (3.30m x 3.35m)

Double bedroom overlooking the rear garden.

Bedroom Three

7' 1" x 6' 2" (2.16m x 1.88m)

Single bedroom suitable for child's room, home office or study.

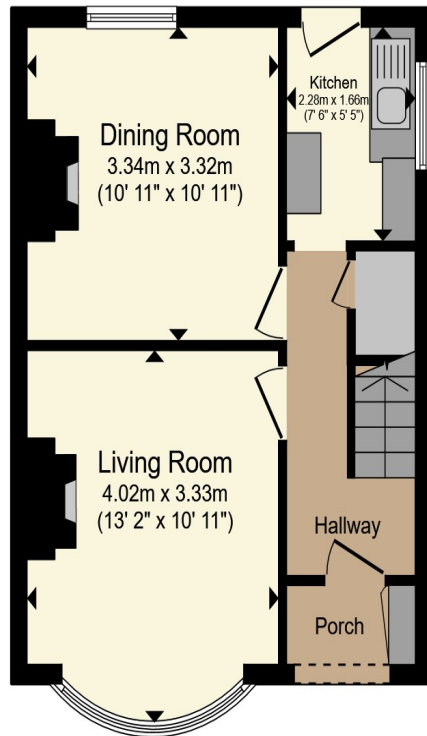
Bathroom

7' 5" x 5' 6" (2.26m x 1.68m)

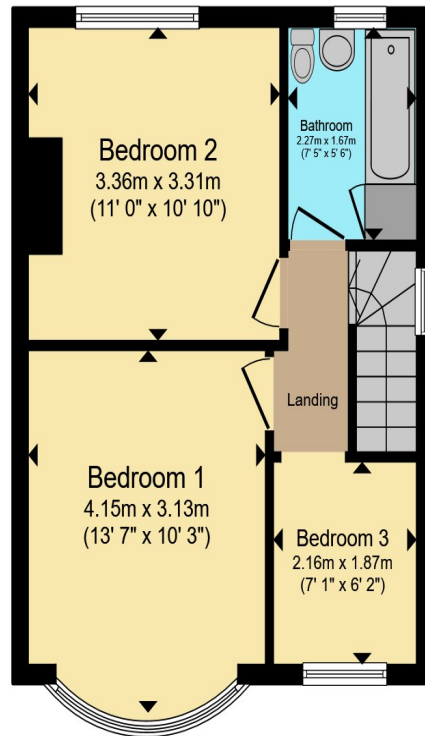
Fitted with a paneled bath, wash hand basin and WC.

Rear Garden





Ground Floor



First Floor

Total floor area 71.7 m² (772 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

**Paul
Dubberley**

To view this property please contact Paul Dubberley on

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14 New Road
WILLENHALL WV13 2BG

Property Ref: PW1104696 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: B

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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.

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