

for sale

guide price **£70,000** Freehold



Bowker Street Willenhall WV13 3NW

A spacious TWO-BEDROOM MAISONETTE offering excellent potential for improvements and modernisation, ideally suited for investors or those looking to create a home to their own taste.



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

Entrance Hall leading to first floor accommodation.

Hall

leading to:

Living Room 16' 8" x 10' 6" (5.08m x 3.20m)

Large double-glazed window to front aspect and feature fireplace with electric fire.

Kitchen 10' 11" x 7' 10" (3.33m x 2.39m)

A range of wall and base units with work surfaces over, integrated appliances, stainless steel sink and drainer, electric hob and double-glazed window to the rear of the property.

Bedroom One 12' 11" x 8' 6" (3.94m x 2.59m)

Double bedroom with double-glazed window to front aspect of the property.

Bedroom Two 12' 9" x 8' 6" (3.89m x 2.59m)

Second double bedroom with double-glazed window to rear aspect and loft hatch.

Bathroom 7' 9" x 5' 6" (2.36m x 1.68m)

Comprising a paneled bath with shower overhead, pedestal wash hand basin, low-level WC, obscure window and partially tiled walls.





To view this property please contact Paul Dubberley on

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14 New Road
WILLENHALL WV13 2BG

Property Ref: PWI104419 - 0002

Tenure:Freehold EPC Rating: Awaited

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.

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