



**Bulger Road,  
Bilston, WV14 6RR**

**Auction Guide Price £105,000**



A semi-detached property with no upward chain offered for sale by way of THE MODERN METHOD OF AUCTION. This three bedroom residence is situated in an extremely popular residential area and although the property requires some updating works, there is great potential on offer. Interior viewing is highly recommended. Noteworthy features briefly include: majority double glazing, majority central heating, two reception rooms, kitchen, utility room, three bedrooms, first floor bathroom and a good size rear garden. Auctioneer Comments. This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you. Energy Rating - TBC Council Tax Band - A Tenure – FREEHOLD





**Approach** By way of lawn fore-garden.

**Entrance Hall** Having central heating radiator and stairs off.

**Living Room** 12' 8"max x 12' 0"into bay (3.86m max x 3.65m into bay) Having gas fire with surround, central heating radiator and double glazed bay window.

**Dining Room** 10' 5" x 10' 4" (3.17m x 3.15m) Having gas fire with surround, central heating radiator and double glazed window.

**Kitchen** 10' 4"max x 4' 10" (3.15m max x 1.47m) Having inset stainless steel sink top with fitted base units and laminate work top, wall mounted 'Worcester' boiler, under stairs storage cupboard, double glazed window and single glazed window.

**Utility Room** 8' 11" x 4' 4" (2.72m x 1.32m) Having plumbing for washing machine, single glazed window and door to rear garden.

**Landing** Having double glazed window and hatch to roof space.

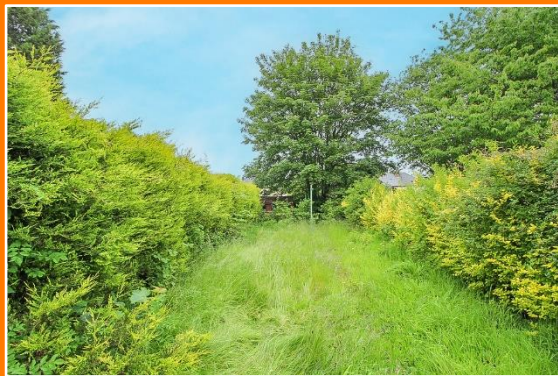
**Bedroom One** 10' 5" x 9' 11"into wardrobes (3.17m x 3.02m into wardrobes) Having central heating radiator, double glazed window and built-in wardrobes.

**Bedroom Two** 10' 4" x 9' 0" (3.15m x 2.74m) Having central heating radiator and double glazed window.

**Bedroom Three** 7' 0" x 6' 5" (2.13m x 1.95m) Having central heating radiator and double glazed window.

**Bathroom** 7' 4"max x 5' 6"max (2.23m max x 1.68m max) Having panelled bath with shower fitting, pedestal wash hand basin and low flush W.C. Part ceramic wall tiling, central heating radiator, double glazed window and storage cupboard.

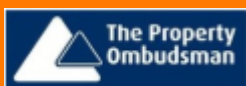
**Rear Garden** Having paved patio area, garden shed, gated side access, lawn area, numerous flowers and flowering shrubs.



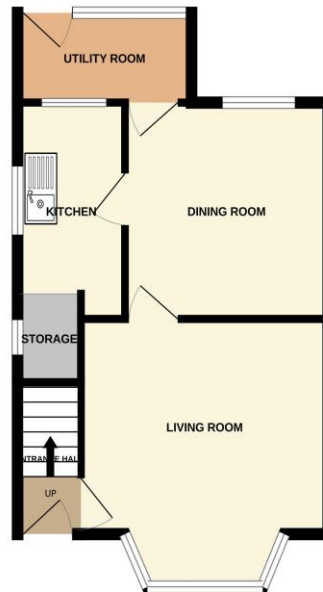
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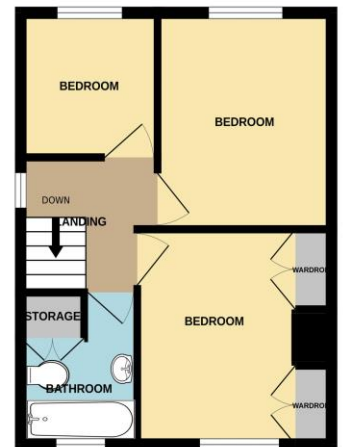
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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