

AUCTION

SKITTS
ESTATE AGENTS



**Ada Wrighton Close,
Willenhall, WV12 5AX**

Auction Guide Price £165,000

01902 631151

We Value Your Home



FOR SALE BY MODERN METHOD OF AUCTION ** TWO BED SEMI DETACHED HOUSE IN NEED OF REFURBISHMENT ** POPULAR LOCATION OFF LICHFIELD ROAD ** AMAZING POTENTIAL ** LIVING ROOM ** KITCHEN ** BATHROOM ** REAR GARDEN ** DRIVE AND GARAGE ** NO CHAIN ** BUYER FEES APPLY ** SUBJECT TO A RESERVE PRICE ** The accommodation includes a reception hall, spacious and light main lounge, kitchen dining room, the first floor offers two well-sized bedrooms and a bathroom. Externally there is a garden to the rear and drive to the front with single garage. This property offers convenient access to local amenities. Within walking distance, you'll find local shops and schools. The property is well-connected, with easy access to Public transport links are also within reach, making this an accessible location for commuters. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Reception hall

Lounge/Diner 14' 2" x 11' 11" (4.33m x 3.63m)

Kitchen 11' 11" x 11' 1" (3.63m x 3.39m)

First Floor Landing

Bedroom One 11' 11" x 7' 7" (3.64m x 2.31m)

Bedroom Two 8' 0" x 11' 11" (2.44m x 3.62m)

Family Bathroom 6' 2" x 5' 7" (1.89m x 1.70m)

Front garden and drive

Garage

Rear Garden

BUYERS INFORMATION In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.

Auctioneers comments This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may



be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: B

EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

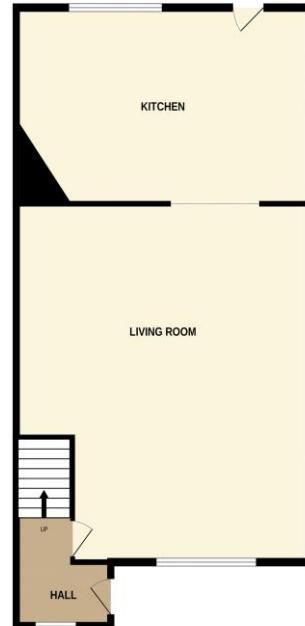
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

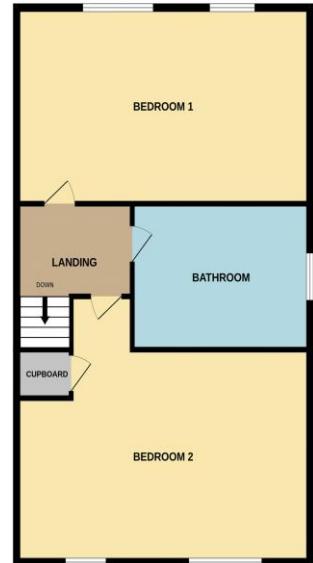




GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. The floorplan is for guidance only and is not to scale. It is not intended for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee or warranty is given. Made with Meropia ©2005

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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