

AUCTION

SKITTS

ESTATE AGENTS



**Aston Road,
Willenhall, WV13 3DF**

Auction Guide Price £135,000

01902 631151

We Value Your Home



An extended three bedroom mid terrace family home offered with no upward chain, for sale via MODERN METHOD OF AUCTION. The property briefly comprises: entrance hall, living room, dining room, kitchen, ground floor shower room, three bedrooms, first floor bathroom and a good size rear garden. Energy Rating - D Council Tax Band - A Tenure - FREEHOLD

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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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. 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.

Approach By way of paved fore-garden.

Entrance Hall

Living Room 15' 8" x 12' 8" (4.77m x 3.86m) Having gas fire, central heating radiator and double glazed window.

Inner Hall Having stairs to first floor.

Dining Room 12' 7" x 9' 5" (3.83m x 2.87m) Having two central heating radiators and opening to kitchen.

Shower Room 10' 9" x 2' 7" (3.27m x 0.79m) Shower cubicle with shower fitting, low flush WC, wall mounted wash hand basin, chrome heated towel rail, ceramic wall and floor tiling and double glazed window.

Kitchen 12' 2" x 8' 11" (3.71m x 2.72m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops. Plumbing for washing machine, range of fitted wall cupboards, part ceramic wall and floor tiling, double glazed window, double glazed door to lean to and wall mounted combination boiler.

Lean To Having door to rear garden

Landing Having central heating radiator and hatch to roof space.





Bedroom One 14' 9" x 12' 5" (4.49m x 3.78m) Having central heating radiator, two double glazed windows and built in storage cupboard.

Bedroom Two 12' 11" x 9' 0" (3.93m x 2.74m) Having central heating radiator and double glazed window.

Bedroom Three 10' 3" max x 6' 6" (3.12m max x 1.98m) Having central heating radiators and double glazed window.

Bathroom 7' 1" x 5' 5" (2.16m x 1.65m) Having 'White' suite comprising: panelled bath with shower fitting, wash hand basin built into vanity unit and low flush WC. Part ceramic wall tiling, chrome heated towel rail and double glazed window.

Rear Garden Having concrete patio area, garden shed, gated side access and lawn area.

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: A
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.

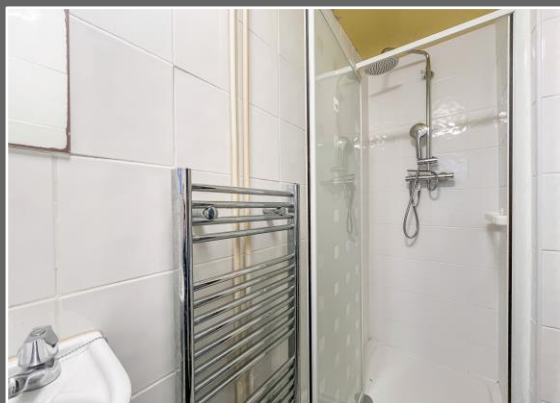
NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation 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.





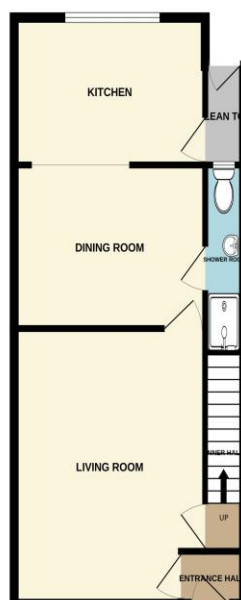
9 New Road
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GROUND FLOOR

1ST FLOOR



While every effort 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 or omission of the information. This plan is for illustrative purposes only and should be used as such for 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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