

AUCTION

SKITTS
ESTATE AGENTS



Wilkinson Road, Moxley
Wednesbury, WS10 8SH

Auction Guide Price £125,000

01902 631151

We Value Your Home



****FOR SALE VIA MODERN METHOD OF AUCTION**** 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.

Reception Hall: having radiator, stairs leading to the first floor level, uPVC single glazed window to the side, doorways off to lounge, dining room and to;

Downstairs W.C.: having a low flush W.C., wash hand basin, uPVC single glazed window to the side

Dining Room: 11' 5" x 9' 10" (3.49m x 2.99m) having radiator, uPVC single glazed window to the front

Lounge: 13' 9" x 12' 5" (4.18m x 3.79m) having a feature fireplace and complimentary gas fire, radiator, uPVC single glazed window to the rear

Fitted Kitchen: 12' 5" x 8' 0" (3.78m x 2.43m) having a range of matching fitted units and roll edge work tops, inset single sink and drainer sink unit with mixer tap, built in electric oven, hob and extractor above, radiator, plumbing for automatic washing machine, uPVC single glazed window to the rear and side, uPVC door leading to the rear garden

On The First Floor

Landing: having hatch to roof space, airing cupboard and radiator, doors off to;

Bedroom One: 12' 0" x 9' 11" (3.67m x 3.01m) having radiator, uPVC single glazed window to the front, built in storage wardrobe

Bedroom Two: 12' 7" x 10' 7" (3.83m x 3.23m) having radiator, built in storage wardrobe, uPVC single glazed window to the rear





Bedroom Three: 12' 7" x 8' 0" (3.83m x 2.44m) having radiator, uPVC single glazed window to the side, built in storage cupboard housing the Worcester gas combination boiler

Bathroom: having a white suite comprising panelled bath and Mira electric shower over, pedestal wash hand basin, low flush W.C., heated towel rail, uPVC single glazed window to the front

Outside: having a generous garden to the rear with lawn, paved patio and dwarf walling, garden store and side entrance gate leading to the front elevation

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.**

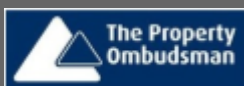
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





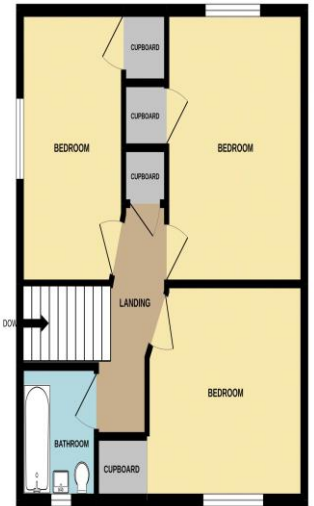
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GROUND FLOOR

1ST FLOOR



While 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 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC