

AUCTION

SKITTS

ESTATE AGENTS



**The Crescent,
Willenhall, WV13 2QR**

Guide Price £150,000

01902 631151

We Value Your Home



****FOR SALE VIA MODERN METHOD OF AUCTION** **COAL MINING REPORT AVAILABLE** **IDEAL FOR CASH BUYERS**** 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, built in storage cupboard/pantry, door leading to the W.C. and doors off to;

Lounge: 14' 1" into bay x 11' 0" (4.29m x 3.35m) having a feature fireplace with marble effect back and hearth and complimentary coal effect living flame gas fire, radiator, uPVC double glazed bay window to the front

Dining Room: 12' 8" x 10' 10" (3.86m x 3.31m) having radiator, feature fireplace with marble effect back hearth and complimentary coal effect living flame gas fire, double glazed sliding patio doors leading to the rear garden

Kitchen: 8' 4" x 6' 0" (2.55m x 1.82m) having a range of fitted wall and base cupboard units with roll edge work tops off, inset one and a half bowl stainless steel single drainer sink unit and mixer tap, gas cooker point, plumbing for automatic washing machine, radiator, uPVC double glazed window to the side and uPVC double glazed door leading to the rear garden

Ground Floor W.C.: having a low flush W.C.

On the First Floor

Landing: having uPVC double glazed window to the side, hatch to roof space, doors leading off to;

Bedroom One: 14' 0" into bay x 10' 11" (4.26m x 3.32m) having uPVC double glazed bay window to the front, radiator





Bedroom Two: 12' 7" x 10' 11" (3.83m x 3.32m) having radiator, fitted wardrobes and drawer units, uPVC double glazed window to the rear

Bedroom Three: 9' 1" x 6' 0" (2.78m x 1.83m) having radiator, uPVC double glazed window to the rear, fitted storage wardrobe

Shower Room: having a walk in shower cubicle, vanity wash hand basin, low flush W.C., bidet, wall mounted Baxi gas combination boiler, uPVC double glazed window to the front

Outside: having a pleasant rear garden with lawn, paved patio, timber garden shed and gate leading to the side elevation. Having a lawned foregarden and driveway providing off road parking

Garage: having an up and over door to the front

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.

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.**

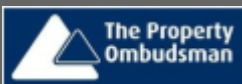
If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





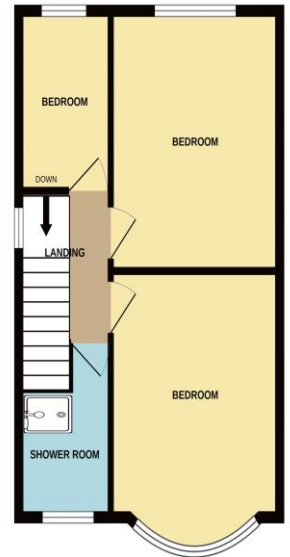
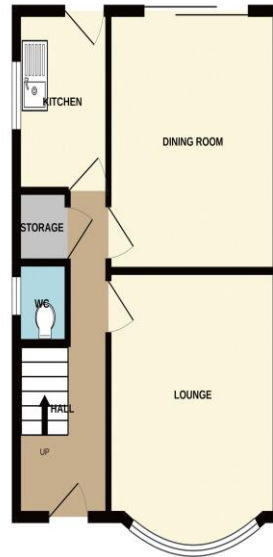
9 New Road
Willenhall
WV13 2BG

01902 631151
willenhall@skitts.net



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 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.
Made with Metagix ©2022

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 