

AUCTION

SKITTS

ESTATE AGENTS



**Bilston Road,
Willenhall, WV13 2JT**

Auction Guide Price £350,000

01902 631151

We Value Your Home



**** SOLD VIA MODERN METHOD OF AUCTION ** TRADITIONAL DETACHED HOUSE ** OFFERING NO ONWARD CHAIN ** THREE DOUBLE BEDROOMS ** KITCHEN ** LIVING DINING ROOM AND SITTING ROOM ** WEALTH OF POTENTIAL TO CREATE A LARGE FAMILY HOME ** CONVENIENT AND POPULAR LOCATION CLOSE TO SCHOOLS, AMENITIES, SHOPS AND TRANSPORT LINKS ** LARGE REAR GARDEN, GENEROUS DRIVEWAY AND GARAGE ** RESERVE PRICE AND BUYERS FEES APPLY **** Perfect family home or ideal project opportunity! Situated on one of Willenhall's most popular and well-established roads, this three-bedroom traditional detached property offers fantastic potential for those looking to create their perfect family home. The property benefits from a spacious layout with two generous reception rooms, a good-sized kitchen, on the first floor there are three double sized bedrooms (bedroom two with dressing room/walk in wardrobe) and family bathroom making it ideal for families seeking space and flexibility. While the home would benefit from some modernisation, it provides the perfect blank canvas for buyers looking to put their own stamp on a property that has been lovingly cared for yet has scope to update and improve throughout, this could be a wonderful long-term family home or a great investment project. Externally, the property enjoys a good-sized rear garden, off-road parking, and sits within easy reach of local schools, shops, and transport links making it perfectly positioned for family life. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited. For a viewing call our Willenhall office.



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.

Entrance Porch

Reception hall

Living Dining Room 19' 9" x 12' 0" (6.02m x 3.66m)

Sitting Room 14' 7" x 8' 9" (4.45m x 2.67m)

Kitchen 12' 3" x 5' 9" (3.73m x 1.75m)

Rear porch lobby area



First Floor Landing

Bedroom One 15' 3" x 11' 9" (4.65m x 3.58m)

Bedroom Two 14' 6" x 8' 0" (4.42m x 2.44m)

Dressing room walk in wardrobe

Bedroom Three 7' 4" x 10' 4" (2.24m x 3.15m)

Family bathroom

Front garden and driveway

Garage 13' 1" x 7' 9" (3.99m x 2.36m)

Large private rear garden

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: C

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.

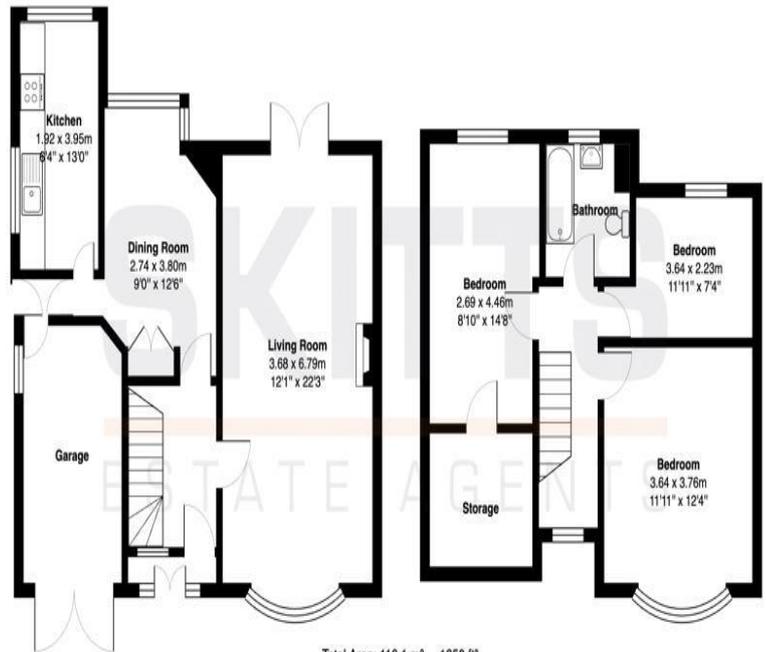
PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

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.



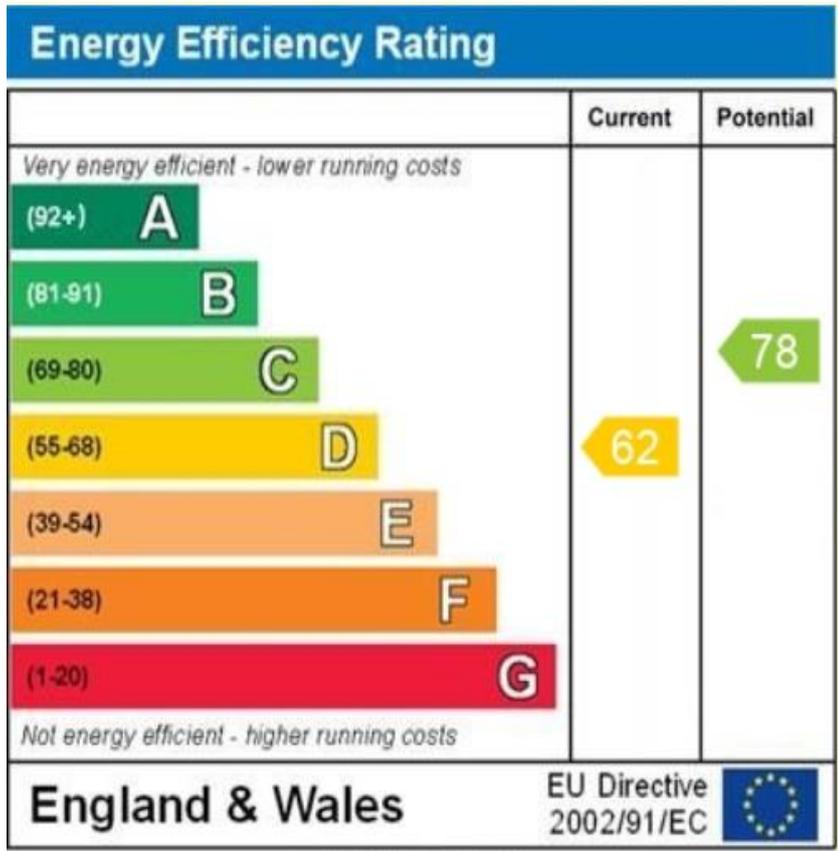


Total Area: 116.1 m² ... 1250 ft²
 INTERNAL FLOOR AREAS ARE APPROXIMATE FOR GENERAL GUIDANCE ONLY -
 NOT TO SCALE POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES AND OTHER FEATURES ARE APPROXIMATE TOTAL SIZE INC GARAGE/STORAGE AREAS
 (PLANS DRAWN BY JOEWPHTOGRAPHY.CO.UK)



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