

for sale

guide price **£95,000** Freehold



Rosemary Avenue Bilston WV14 7EZ

No Upward Chain!

A three bed semi detached family home located excellently to transport links, amenities and schooling. This is an ideal opportunity for first time buyers or investors alike and has been priced to sell. For Sale by Modern Method of Auction, don't miss out call us today!



Property Details

Auctioneer's Comments

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, granting 56 days for completion and with the aim to exchange contracts 28 days from the date the buyer's solicitor is in receipt of the draft contracts. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.2% to a minimum of £6000 including VAT which secures the transaction and takes the property off the market. The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack, where it has been provided by IAM Sold. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative.

The buyer will be required to sign an 'Acknowledgement of Reservation' form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Connells Property Auction powered by IAM Sold. Reservation Fee is an addition to the final negotiated selling price.

Access Via

Having a front double glazed door to:

Hall

Having laminate flooring and door to:

Lounge 14' 4" x 12' 4" (4.37m x 3.76m)

Having a front double glazed window, telephone point, television point, gas fire and door to:

Kitchen Diner 14' 11" x 7' 10" (4.55m x 2.39m)

Having three rear double glazed windows, a range of wall and

base units with worktops over, stainless steel sink and drainer, integrated gas hob, integrated electric oven, cooker hood, complementary tiling, under stairs storage, radiator, double glazed door to rear garden and door to:

Cloakroom W.C.

Having a rear double glazed window, low level w.c., pedestal wash hand basin, radiator and complimentary tiling.

Landing

Having a side double glazed window, radiator, loft access and doors to:

Bedroom One 11' 8" x 9' 3" (3.56m x 2.82m)

Having a front double glazed window and radiator.

Bedroom Two 11' 4" x 9' 3" (3.45m x 2.82m)

Having a rear double glazed window and radiator.

Bedroom Three 8' 2" x 7' 11" (2.49m x 2.41m)

Having a rear double glazed window and radiator.

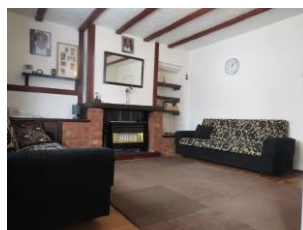
Wet Room

Having a side double glazed window, low level w.c, pedestal wash hand basin, shower, extractor fan, radiator and complementary tiling.

Outside

To the front of the property there is a lawn and off road parking.

To the rear of the property there is a patio area leading to a lawn, with further patio area with two sheds and a side access gate.



To view this property please contact Paul Dubberley on

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69 Church Street
BILSTON WV14 0AX

Tenure: Freehold

EPC Rating: D

Property Ref: PBI101553 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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