

for sale

guide price **£130,000** Freehold



## Wesley Street Bilston WV14 8TX

This three bedroom property, It is thought to be a great option for first time buyers or investors alike. Work is needed on the property to modernise and make it that lovely home in which you aspire to live in for years to come. Close to local amenities and great schools. Viewings Highly Advised!



# Property Details

**Auctioneer's Comments** This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This 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 complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Access Via

Front double glazed door to:

## Entrance Porch

Having a side double glazed window and front single glazed door to:

## Entrance Hall

Having a radiator, telephone point and doors to:

## Cloakroom W.C.

Having a front single glazed window, low level w.c., pedestal wash hand basin and complementary tiling.

## Lounge 15' x 11' 6" ( 4.57m x 3.51m )

Having a front double glazed window, electric fire, radiator and television point.



## Dining Room 11' 2" x 8' 11" ( 3.40m x 2.72m )

Having a rear double glazed window, double glazed door to rear garden, radiator and telephone point.

## Kitchen 8' 7" x 8' 5" ( 2.62m x 2.57m )

Having a rear double glazed window, door to dining room, a range of wall and base units with worktops over, sink and drainer, integrated oven and hob, cookerhood, plumbing for washing machine, storage cupboard and complementary tiling.

## First Floor Landing

Having two storage cupboards, loft access and doors to:

## Bedroom One 13' 8" x 9' 9" ( 4.17m x 2.97m )

Having a front double glazed window and telephone point.

## Bedroom Two 12' 6" x 9' 6" ( 3.81m x 2.90m )

Having a rear double glazed window.

## Bedroom Three 7' 7" x 8' 6" ( 2.31m x 2.59m )

Having a front double glazed window and television point.

## Bathroom

Having a rear double glazed window, bath with mixer taps, pedestal wash hand basin, low level w.c., gas central heating boiler and complementary tiling.

## Outside

To the front of the property there is a low maintenance pebbled area and allocated parking to the side.

To the rear of the property there is a decked area, slabbed area, pebbled area and rear 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:** C

Property Ref: PBI102318 - 0005

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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