

for sale

guide price **£135,000** Freehold

**Paul
Dubberley**



Bilston Road Wednesbury WS10 7JD

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Property Description

Beautiful 3-Bedroom Mid-Terraced Home with Driveway

Welcome to this charming and well-presented three-bedroom mid-terraced property, perfectly suited for families, first-time buyers, or anyone seeking a comfortable home in a convenient location.

Welcome to this charming and well-presented three-bedroom mid-terraced property, perfectly suited for families, first-time buyers, or anyone seeking a comfortable home in a convenient location. With its own private driveway—a rare and valuable feature for a terraced home—this property offers both practicality and style.

Situated in a desirable residential area, the property benefits from excellent access to local amenities, schools, parks, and transport links. Whether commuting or enjoying the neighbourhood, everything you need is close at hand.

Well-maintained and thoughtfully arranged, this property is ready for its next owners to move in and make it their own. With its blend of comfort, convenience, and outdoor space, it's a fantastic opportunity not to be missed.

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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Agents Notes

The property is in a former mining area. We have mining report in Branch.

Entrance Porch

Dual aspect double glazed window and door to hall.

Entrance Hall

Door to living room and stairs to landing.

Living Room

11' 5" x 14' 4" (3.48m x 4.37m)

Front aspect double glazed bay window, radiator, gas fire and laminate flooring.

Kitchen

14' 6" x 7' 5" (4.42m x 2.26m)

Rear aspect double glazed window, breakfast bar, base units, radiator, base units, space for appliances, sink and drainer and understairs pantry.

Shower Room

Side aspect double glazed window to conservatory, shower cubicle, wash hand basin with vanity, radiator, tiled flooring and tiled walls.

Conservatory

7' 5" x 9' 7" (2.26m x 2.92m)

Dual aspect double glazed windows.

Landing

Doors to bedrooms.

Bedroom One

11' 9" x 9' 8" (3.58m x 2.95m)

Front aspect double glazed window, radiator and storage.

Bedroom Two

12' 3" x 8' 7" (3.73m x 2.62m)

Rear aspect double glazed window, radiator and laminate flooring.

Bedroom Three

7' 1" x 9' 5" (2.16m x 2.87m)

Rear aspect double glazed window, laminate flooring, storage and cupboard housing boiler.

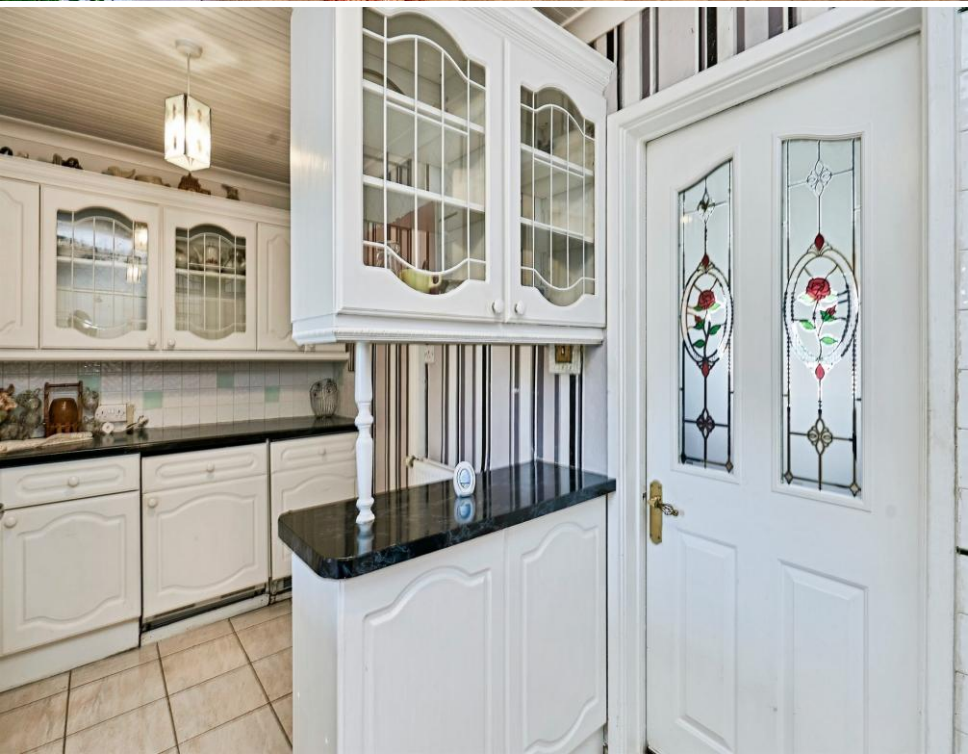
Front Garden

Block paved driveway

Rear Garden

Patio and lawn area.

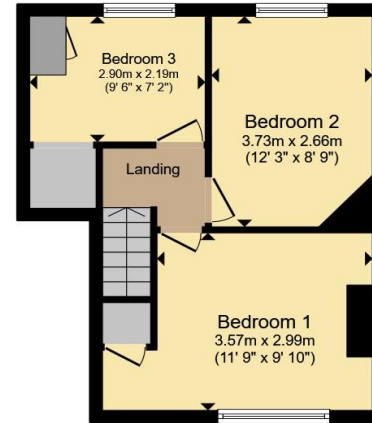








Ground Floor



First Floor

Total floor area 80.4 m² (866 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Paul
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To view this property please contact Paul Dubberley on

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EPC Rating: D Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PWE104581

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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