



Bartlams

14 Billy Buns Lane, Wombourne, WV5 9BP

£220,000

****FOR SALE BY MODERN METHOD OF AUCTION****

Presenting a fantastic investment or first time purchase opportunity with a three bedroom semi-detached home positioned in a highly sought after residential area. Whilst in need of updating throughout, this property creates a fantastic blank canvas for first time buyers or someone looking for a renovation project.

Upon entry to this home you are greeted by an entrance hall that provides access to the living room, kitchen and stairs to the first floor. The living room is found on the left side, showcasing a window to the front and rear of the room and a feature fireplace with surround. The kitchen is on the right side of the property, fitted with wall and base units benefitting a stainless steel sink and drainer. Through the kitchen is access to the 22ft long garage with a separate workshop and store. Upstairs are three well proportioned bedrooms, the principal and second bedroom are positioned to the front of the property and the third is to the rear. The first floor also benefits a bathroom featuring a wash hand basin and a separate space for the WC. To the front of the property is a large front garden with block paving, creating a large plot for parking multiple vehicles and access to the garage. At the rear is a private lawned garden in need of attention but once landscaped, it would make a wonderfully sized garden. Call our local team now to arrange your appointment! We are advised by our client that this property is; Freehold, Council Tax Band - B, EPC - D.

- NO UPWARD CHAIN.
- OFF ROAD PARKING.
- GREAT INVESTMENT OPPORTUNITY.
- FOR SALE BY MODERN METHOD OF AUCTION.
 - BUYERS FEES APPLY.
 - SUBJECT TO RESERVE PRICE.
 - PRICED TO SELL.
- FIXED TIMESCALES FOR EXCHANGE AND COMPLETION.

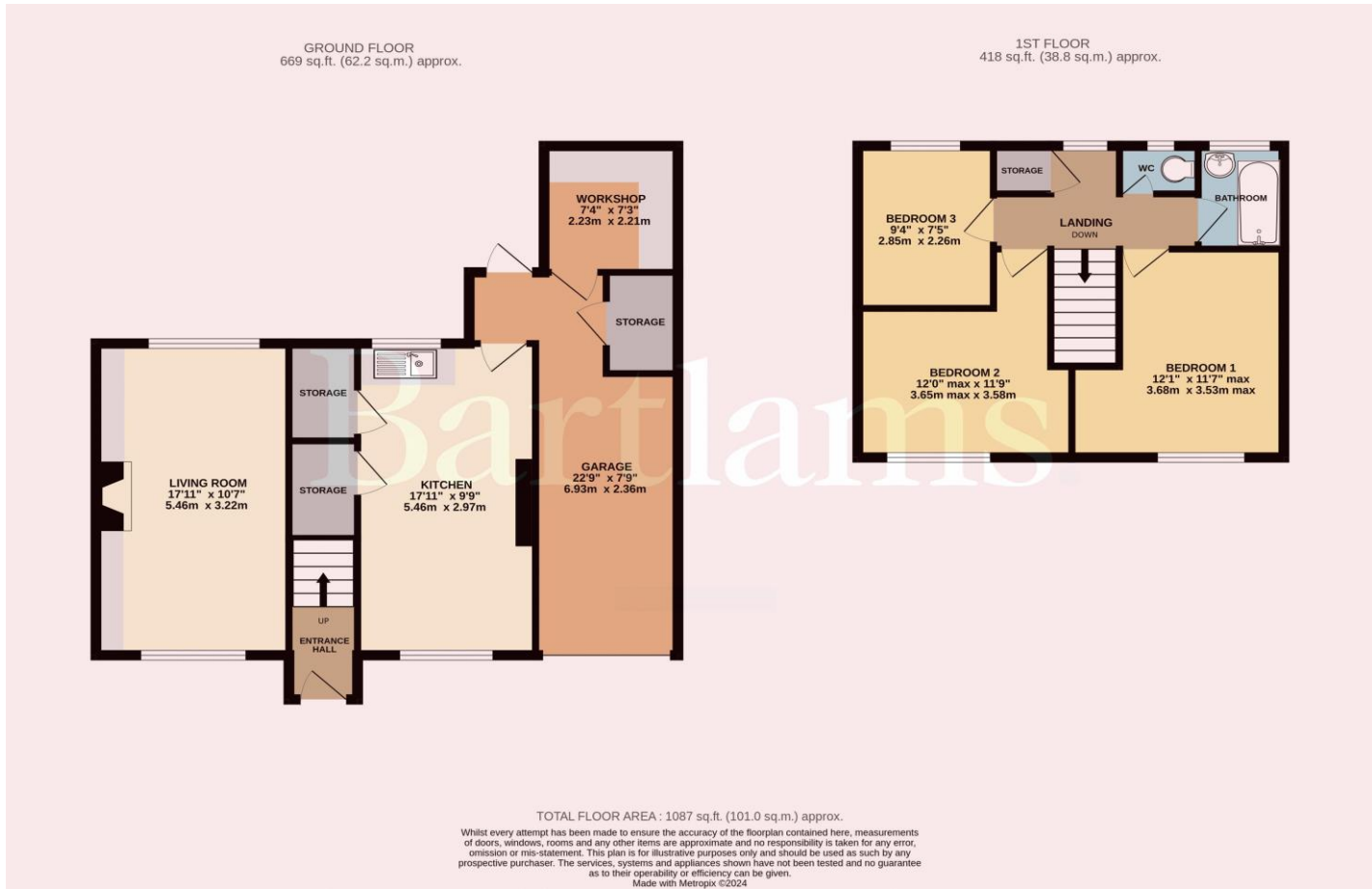


Freehold
COUNCIL TAX BAND - B
EPC RATING - D

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 The Finance Family 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.

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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED:

DATE:

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