



Monmouth Road, Bentley

Walsall, WS2 0EH

SKITTS
ESTATE AGENTS

Accommodation description

****FOR SALE VIA MODERN METHOD OF AUCTION** ** MINING REPORT AVAILABLE - CASH SALE ONLY **** A Traditional Three Bedroom Detached House - This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due

diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by i am sold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Description: A three bedroom traditional detached house situated close to local schools and amenities. The property is in need of some modernisation but offers excellent scope to improve. Benefits from majority double glazing and gas central heating and comprises of porch, hall, two receptions, kitchen, utility, downstairs w.c., three bedrooms, bathroom, enclosed rear garden, garage and driveway affording off road parking.

Entrance Porch: having uPVC double glazed French style doors

Entrance Hall: having two single glazed windows, single glazed front entrance door, radiator, stairs leading to the first floor

Lounge: 14' 8" x 11' 5" (4.46m x 3.49m) having uPVC double glazed bay window to the front, radiator

Dining Room: 12' 2" x 11' 5" (3.70m x 3.49m) having radiator, double glazed sliding patio doors to the rear garden

Kitchen: 12' 0" x 7' 0" (3.66m x 2.13m) having a range of fitted wall, drawer and base cupboard units, inset one and a half bowl sink and drainer unit, built in electric oven, inset gas hob and extractor above, uPVC double glazed bay window to the rear, radiator, door leading to:

Utility Room: 8' 0" x 5' 11" (2.43m x 1.81m) having plumbing for washing machine, floor mounted boiler, single glazed window to the side, uPVC double glazed door leading to the garden, sliding door leading to garage

Downstairs W.C.: having W.C., radiator, obscure single glazed window to the side

On The First Floor

Landing: having uPVC double glazed window to the side, access to loft storage area, doors leading off to:

Bedroom One: 14' 11" x 11' 5" (4.55m x 3.49m) having uPVC double glazed bay window to the front, radiator, built in wardrobes and overhead cupboards

Bedroom Two: 12' 2" x 11' 5" (3.71m x 3.48m) having uPVC double glazed window to the rear, radiator

Bedroom Three: 7' 11" x 6' 11" (2.42m x 2.11m) having uPVC double glazed window to the front, radiator

Bathroom: 7' 11" x 6' 11" (2.42m x 2.11m) having suite comprising panelled bath with electric shower over, pedestal wash hand basin, W.C., airing cupboard, radiator, obscure uPVC double glazed window to the rear

Outside: having a paved foregarden with raised corner flower bed, tarmac driveway with wrought iron gates. Enclosed lawned garden to the rear with paved patio and side entrance gate

Garage: 15' 9" x 8' 0" (4.81m x 2.44m) having double wooden doors to the front, single glazed window to the side and light

Agents Note: There are two mine entries within 20 metres of the property. A coal mining report is available.



General information

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: B

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.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Willenhall Tel: 01902 631151 Email: willenhall@skitts.net

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.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

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.

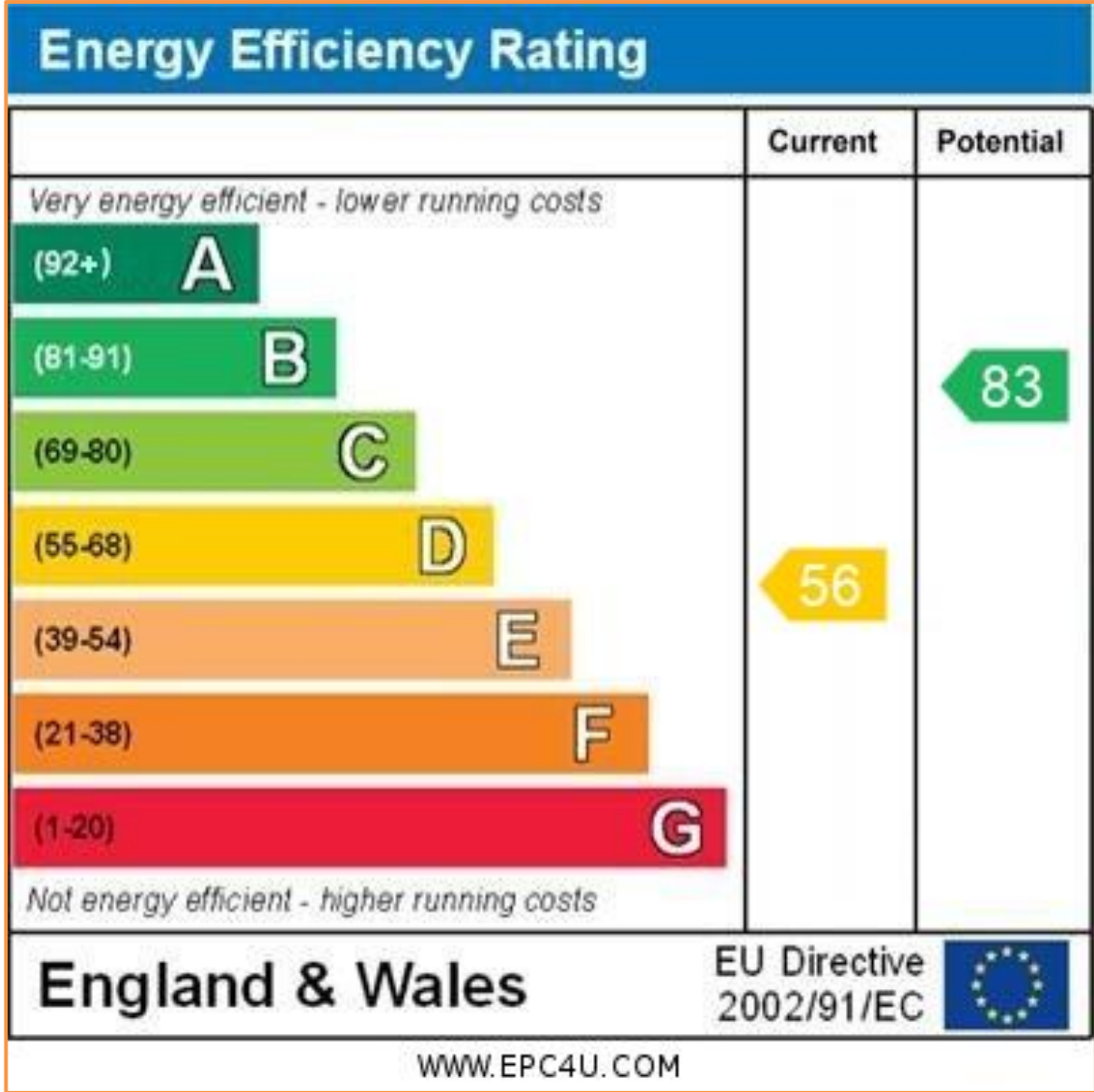
The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

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.



Guide Price £155,000

ENERGY PERFORMANCE CERTIFICATE AND FLOOR PLAN



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