



3 bed semi-detached house to buy in WV10

Fifth Avenue, Wolverhampton, West Midlands, WV10 9TB

£145,000 Starting Bid

 x3  x1  x1

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Refurbishment Property
- ✓ Investment Opportunity
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

3 Bedroom semi detached property that requires full refurbishment, the property is for sale with no upward chain and comprises- Entrance hall, lounge, kitchen/diner, conservatory, bathroom, good size garage and driveway, front and rear gardens.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £145,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Front

Driveway providing off road parking and garage access, pathway leading to entrance door.

Entrance hall

Upvc front facing door, doors leading to lounge and kitchen, stairs to first floor, double glazed front facing window, radiator.

Lounge

4.88m x 3.40m (16'0" x 11'1")

Double glazed front facing window, double doors leading to conservatory, radiator.

Kitchen/diner

Kitchen/diner

4.56m x 3.75m (14'11" x 12'3")

Range of wall and base units, worksurface, electric hob and extractor, integral oven, one and half sink and drainer with mixer tap, breakfast bar, radiator, double glazed rear facing window, door to lobby leading to garage, door to conservatory, ceramic tiled floor.

Conservatory

6.69m x 2.19m (21'11" x 7'2")

Rear and side facing windows, rear facing door to garden, ceramic tiled floor.

Landing

Doors leading to bedrooms 1, 2, 3 and bathroom, loft access.

Bedroom 1

4.39m x 2.75m (14'4" x 9'0")

Double glazed rear facing window, radiator.

Bedroom 2

3.46m x 2.04m (11'4" x 6'8")

Double glazed front facing window, radiator.

Bedroom 3

2.74m x 2.44m (8'11" x 8'0")

Double glazed rear facing window, radiator.

Bathroom

Panel enclosed bath and electric shower over, low flush wc, sink and vanity unit with mixer tap, double glazed side facing window, door to airing cupboard.

Rear Garden

Lawned rear garden enclosed with fence panels to side and rear.

Garage

5.98m x 5.06m (19'7" x 16'7")

2 Front facing up and over doors, door to office room, door to rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Fifth Avenue, Wolverhampton, West Midlands, WV10 9TB

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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