

34 Woodfield Avenue, Brierley Hill

Starting Bid: £145,000.00



This lovely three bedroom semi detached property located on Woodfield Avenue. The property is offering no upward chain!! This property offers family friendly accommodation throughout and is entered via entrance porch leading you to the welcoming entrance hallway with two reception rooms, conservatory, kitchen, utility room, downstairs W.C. On the first floor is the family bathroom and three bedrooms. Outside has a delightful garden to the rear whilst at the front is a driveway providing off road parking and garage.

Auctioneer's Comments

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.

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to

change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

The Approach - Located in a lovely quiet Cul-de-sac with off road parking and gaining access to the property through a porch.

Entrance Hall - Spacious hall with access to all downstairs rooms, under stair storage, central heated radiator.

Reception Room 1 - 4.17m x 3.78m (13'08 x 12'05) - Double glazed bay window to front elevation, central heated radiator.

Conservatory - Access from the second reception room through sliding door, ceiling light with fan option, access to rear garden.

Reception Room 2 - 3.38m x 3.25m (11'01 x 10'08) - Central heated radiator, sliding patio doors leading to conservatory.

Kitchen - 4.06m x 2.21m (13'04 x 7'03) - Offering a lovely modern fitted kitchen with a variety of wall and base units, stainless steel sink and drainer, double glazed window to rear elevation, access leading through to the utility room and downstairs W.C.

Utility Room - Access from the kitchen the utility room offers work surface, stainless steel sink and drainer, plumbing for washing machine, double glazed window to rear elevation, access to the garage, rear garden and also houses the downstairs W.C.

W.C - W.C with wash basin.

Landing - Spacious landing offering a access to all first floor rooms, double glazed window to side elevation.

Bedroom 1 - 4.27m x 3.38m (14'00 x 11'01) - Double glazed window to front elevation, central heated radiator.

Bedroom 2 - 3.38m x 3.25m (11'01 x 10'08) - Double glazed window to rear elevation, central heated radiator.

Family Bathroom - Bath with shower, W.C, wash basin, storage cupboard, double glazed window to rear elevation.

Bedroom 3 - 2.34m x 2.18m (7'08 x 7'02) - Double glazed window to front elevation, central heated radiator.

Garage - Great sized garage offering access from the front of the property and also through the utility room, lighting and electric sockets throughout.

Rear Garden - Great sized rear garden with a slabbed area leading from the utility room and conservatory leading down to a shingled area with various mature shrubs.