



6 Victory Avenue, Wednesbury, WS10 7RR

Auction Guide £160,000

- Three Bedrooms
- Bathroom
- EPC Rating = Awaiting
- No Upward Chain
- Lounge
- Driveway Parking
- Gas Central Heating/ Double Glazed
- Kitchen/Diner
- Rear Garden
- Freehold

6 Victory Avenue, Wednesbury WS10 7RR

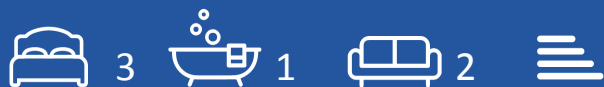
*** Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000 ***

We are pleased to introduce a three bedroom semi-detached property offered with no upward chain.

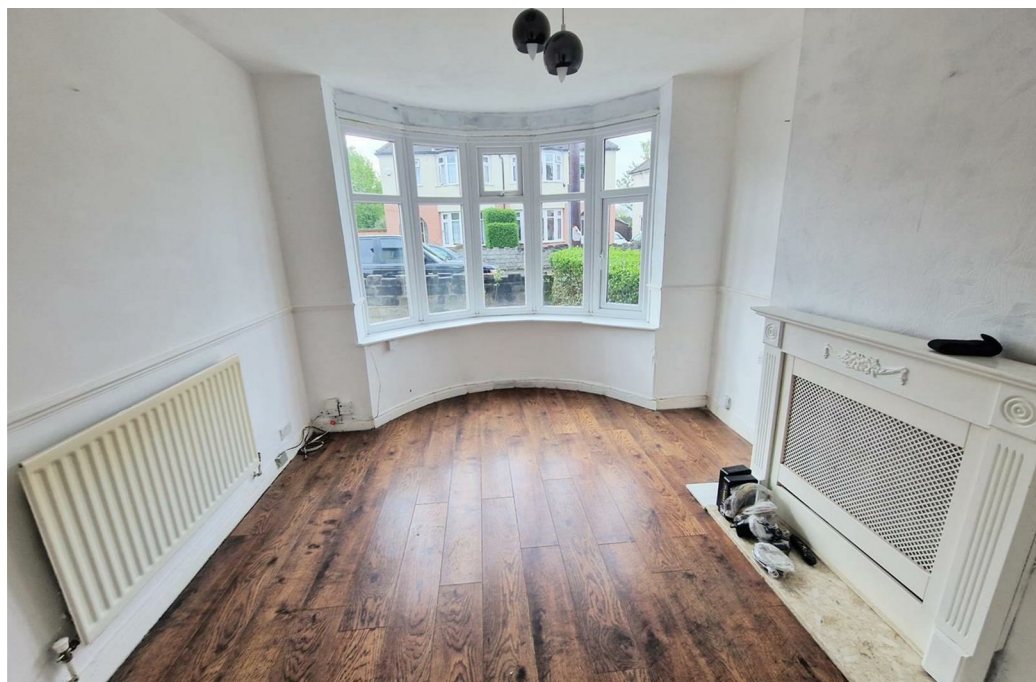
Call us on 0121 453 8447 to arrange a viewing.

EPC = Awaiting

Council Tax Band = B



Council Tax Band: B



Description

The accommodation in brief: entrance porch, inner hallway with storage cupboard, front reception room with bay window and feature fireplace, open plan kitchen/diner with patio doors leading into the rear garden. Stairs leading to first floor landing area, two double bedrooms and one single bedroom, bathroom with shower over bath.

****No UPWARD CHAIN****

Entrance Hallway

14'8" x 5'11"

Storage Cupboard

2'09" x 5'08"

Lounge/Living Room

14'04" x 10'10"

Kitchen/Diner

12'05" x 17'03" max

Bedroom One

10'11" x 12'05"

Bedroom Two

14'09" x 10'10"

Bedroom Three

5'11" x 8'0"

Bathroom

5'10" x 8'0"

Outside

The property further benefits from having off road parking and a large rear garden with potential for further improvement.

Location

Wednesbury is a town in the West Midlands, approximately 8 miles northwest of Birmingham city centre and 6 miles east of Wolverhampton. The property is located in a popular area of Wednesbury with walking distance to local shops, schools, amenities with excellent public transport to include Wednesbury railway Station and easy access to motorway networks (Junction 9 of the M6 motorway)

Tenure

We have been advised by the owner that the property is Freehold and the council tax is band B (Walsall Council)

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.

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 of up to 6% inc VAT (subject to a minimum of 6,000 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.

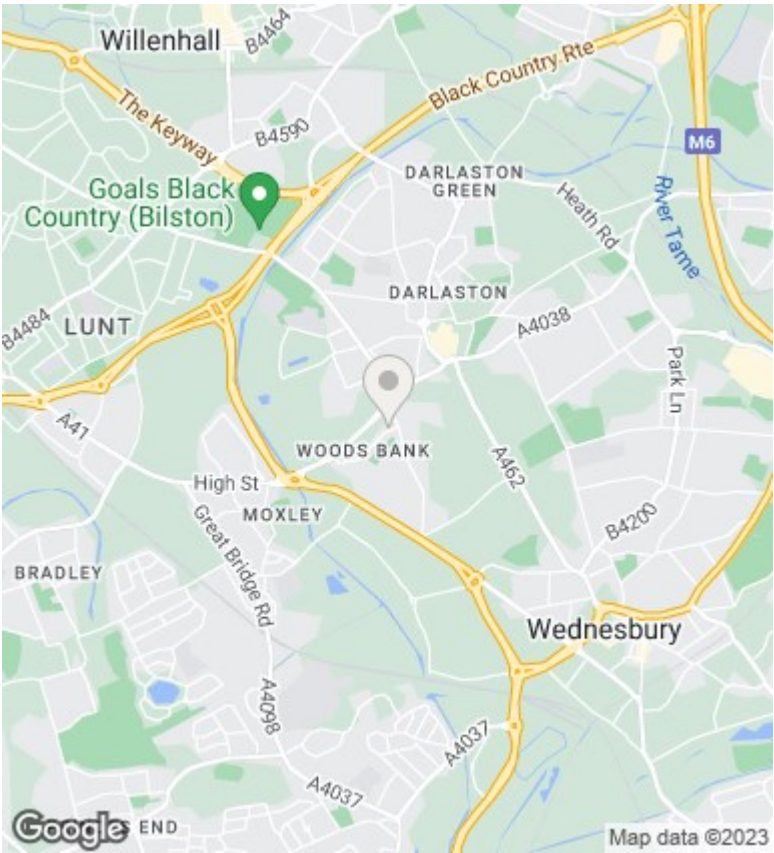
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.


Directions

Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

Council Tax Band



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