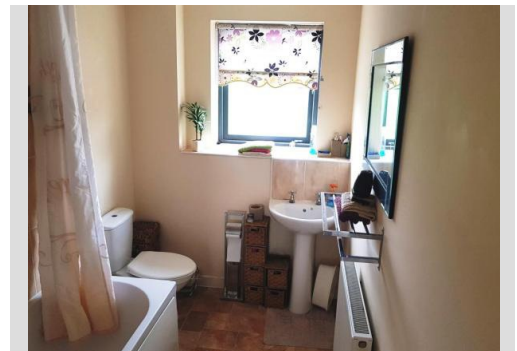


## 47 Humphries Road, Wolverhampton

Starting Bid: £75,000.00



An amazing opportunity to purchase a well presented two bedroom first floor apartment situated in a popular residential area close to local amenities and offering easy access to New Cross Hospital. Viewing is highly recommended to appreciate the accommodation on offer.

Internally the property benefits from communal entrance, entrance hall, open plan lounge and modern fitted kitchen measuring 24ft 5in length, two bedrooms, modern family bathroom and allocated parking with beautifully presented communal gardens.

### 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.

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 £220.00 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**

#### Communal Entrance

Door to communal entrance, stairs to various floors, door to entrance hall.

#### Entrance Hall

Door to front, intercom entry system. central heating radiator, doors to various rooms.

#### Open Plan Lounge Kitchen 24' 5" max x 9' 9" ( 7.44m max x 2.97m )

#### Lounge Area

Two double glazed windows to rear, central heating radiator, TV point, door to entrance hall, opening into kitchen.

#### Modern Fitted Kitchen Area

Double glazed window to rear, fitted kitchen with a selection of wall and base units, roll top worksurfaces, tiling to splash back, one bowl asterite sink and drainer, electric oven with gas hob and cooker hood over, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, wall mounted boiler, opening into lounge.

#### Bedroom One 12' 10" x 9' 3" ( 3.91m x 2.82m )

Juliet balcony, central heating radiator, TV point, door to entrance hall.

#### Bedroom Two 9' 3" into recess x 8' 11" into recess ( 2.82m into recess x 2.72m into recess )

Central heating radiator, built in wardrobes, door to entrance hall.

#### Family Bathroom

Double glazed window to front, panelled bath with tiled walls, pedestal wash hand basin, low level wc, central heating radiator, door to entrance hall.

#### Outside Front

Allocated parking.

#### Outside

Allocated parking and well presented communal gardens.