



Andersleigh Drive, Bilston



By Auction £67,500

- FOR SALE BY MODERN METHOD OF AUCTION
- ONE BEDROOM FIRST FLOOR MAISONETTE APARTMENT
- CHAIN FREE VACANT POSSESSION
- DOUBLE BEDROOM WITH BUILT IN WARDROBE
- HIGH QUALITY SHOWER ROOM
- CONVENIENT LOCATION NEAR TO BIRMINGHAM NEW ROAD IN BILSTON
- OFFROAD PARKING

SellMyHome are delighted to bring to the market this well-presented one-bedroom first-floor maisonette apartment in Bilston. This property offers an excellent opportunity for first-time buyers or investors looking to expand their property portfolios.

Upon entering the property, a hallway leads upstairs to a spacious landing connecting all rooms. The bright, generously sized lounge features a large window, while the adjacent galley kitchen offers ample storage and space for white goods.

The well-proportioned bedroom comfortably fits a double bed and includes built-in wardrobes. The modern shower room boasts a walk-in shower, sink, toilet, and mirrored cabinets.

Externally, the property offers off-road parking and a storage area for bins. Located near Birmingham New Road, it provides excellent transport links to Wolverhampton, Birmingham, and local amenities.

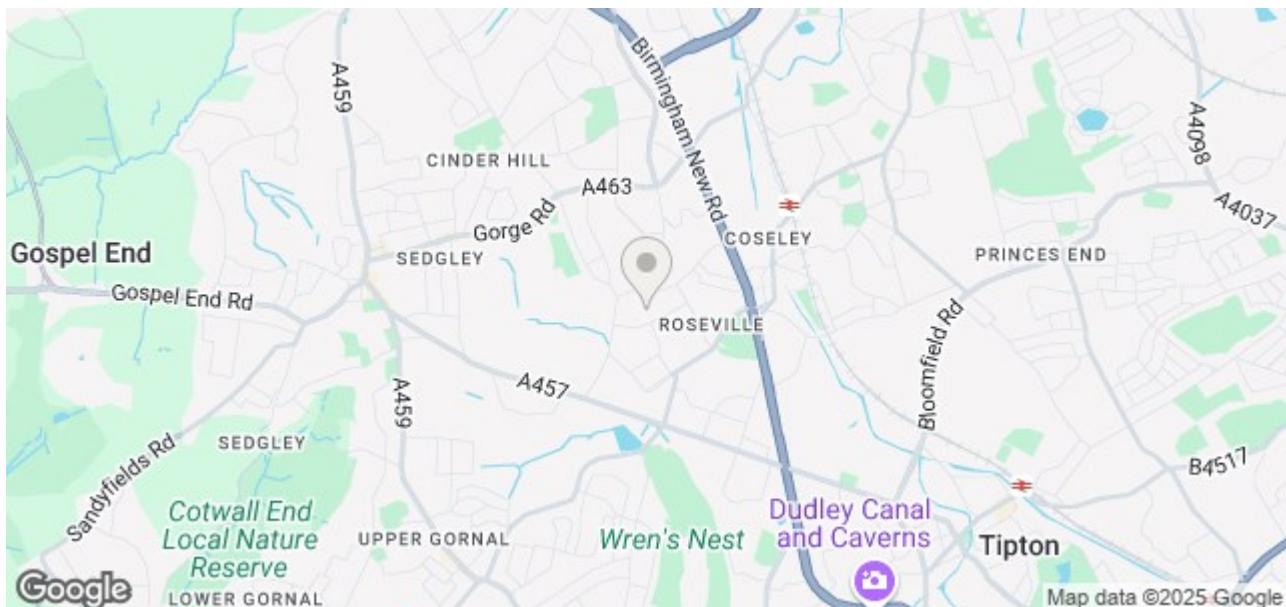
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

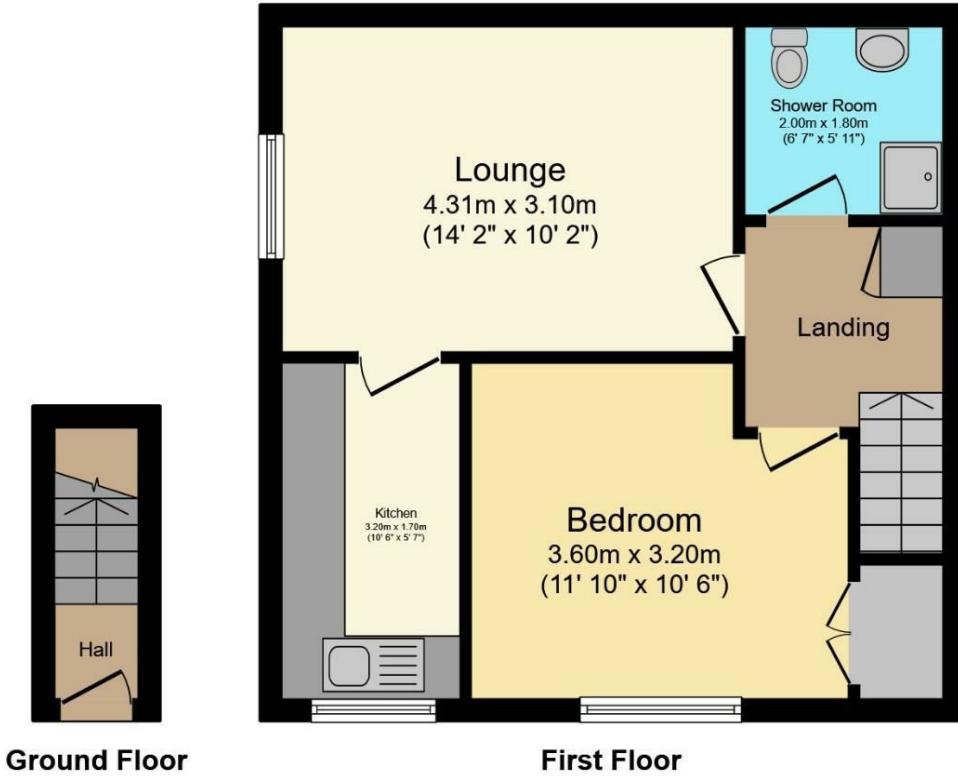
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional





Floor Plan



Total floor area 42.4 m² (456 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			