



Cot Lane, Kingswinford

3 bedroom detached house for sale

Guide Price £240,000 Freehold

Description

This well-presented detached property offers a generous living space, ideal for families seeking comfort and convenience. The ground floor features a welcoming reception hall, a spacious lounge with contemporary oak-style flooring and LED spotlights, and a separate dining room with patio doors leading to the rear garden. The large family dining kitchen is perfect for everyday living and entertaining.

Upstairs, the master bedroom boasts an en-suite shower room, while two additional bedrooms offer ample space and built-in wardrobes. The family bathroom includes a corner spa bath and separate shower cubicle.

Externally, the property benefits from a large driveway providing off-road parking, a well-maintained rear garden with a full-width patio, and a garage with an electric roller shutter door. Situated close to local amenities, this home is an excellent choice for those seeking a move-in-ready property in a desirable location.

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.

Council Tax Band: E

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Tenure

Freehold



Floorplan 1



Information provided is based on a visual inspection of the property and is not intended to constitute a survey. It is not intended to be used as a basis for any legal or financial transaction. The information is provided for general information only and should not be relied upon for any specific purpose. The information is provided on an 'as is' basis and the provider accepts no liability for any errors or omissions.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 66 | 82 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

Viewing by appointment only
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