

AUCTION

SKITTS
ESTATE AGENTS



Eve Lane, Upper Gornal
Dudley, DY1 3TY

Auction Guide Price £165,000

01902 686868

We Value Your Home



A spacious detached bungalow situated in a popular residential area and for sale by way of The Modern Method of Auction. This impressive two bedroom home offers great potential and is thought to be an ideal investment opportunity.

The property is offered for sale with no upward chain and benefits from central heating, double glazing, off road parking plus a double garage with electric Up and Over doors, two reception rooms, kitchen with utility/side area off, stylish bathroom and a small garden to the rear.

Council Tax Band C. Energy Rating D. Tenure FREEHOLD.

Auctioneer 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 Limited. 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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 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.

Approach By way of block paved driveway providing off road parking for numerous vehicles past fore garden.

Reception Hall Having uPVC front door and central heating radiator.

Living Area 11' 11" x 11' 8" (3.63m x 3.55m) Having coal effect electric fire with marble type surround, hearth and fireplace, central heating radiator and double glazed window.



Dining Area 11' 7" x 11' 4" (3.53m x 3.45m) Having central heating radiator, laminate flooring and two double glazed windows.

Kitchen 11' 6" x 9' 2" (3.50m x 2.79m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, two ring electric hob, integrated dishwasher and range of fitted wall cupboards. Ceramic wall and floor tiling, central heating radiator, double glazed window and door leading out.

Utility/Side Area 24' 1" x 4' 4" (7.34m x 1.32m) Having work top, wall cupboards, wall mounted Worcester combination boiler and ceramic floor tiling.

Bedroom One 13' 2" x 11' 7" (4.01m x 3.53m) Having range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Two 12' 1" x 11' 6" (3.68m x 3.50m) Having laminate flooring, central heating radiator and double glazed window.

Shower Room 11' 4" x 6' 5" (3.45m x 1.95m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin, low flush WC and bidet. Ceramic wall and floor tiling, central heating radiator and double glazed window.

Double Garage 24' 8" x 17' 4" (7.51m x 5.28m) Having two electric 'Up & Over' doors, light and power point.

Rear Garden Having paved patio area and gated side access.

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: C
EPC RATING: D

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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