

# **AUCTION**

# **SKITTS**

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ESTATE AGENTS



**Ruskin Avenue, The Straits**  
**Dudley, DY3 3DW**

**Auction Guide Price £280,000**

01902 686868

**We Value Your Home**



A spacious detached bungalow occupying a delightful and quiet position in an extremely popular residential area, offered for sale by way of The Modern Method of Auction.

This three bedroom home offers versatile accommodation and interior viewing is highly recommended. The property benefits from central heating, double glazing, ample off road parking plus garage and an enclosed rear garden providing a secluded sanctuary, perfect for relaxation.

Further highlights include: entrance porch, spacious reception hall, a homely living room with feature fire-place and doors out, dining kitchen, bathroom with separate bath and shower cubicle and three bedrooms.

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

**Auctioneer Comments.** This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the 'Reservation Period'). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

**Approach** By way of tarmac driveway providing off road parking for numerous vehicles past lawn fore garden.

**Entrance Porch** Having double glazed doors.

**Reception Hall** Having storage cupboard, four wall light points and central heating radiator.

**Living Room** 14' 11" x 12' 0" (4.54m x 3.65m) Having feature fireplace, four wall light points, central heating radiator and double glazed doors out to the rear garden.

**Dining Kitchen** 15' 0" x 9' 5" (4.57m x 2.87m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, plumbing for washing machine, range of fitted wall cupboards and pantry housing combination boiler. Ceramic wall tiling, central heating radiator, double glazed window and door leading out.

**Bedroom One** 14' 11" x 11' 10" (4.54m x 3.60m) Having fitted wardrobes, central heating radiator and double glazed window.

**Bedroom Two** 12' 4" x 10' 0" (3.76m x 3.05m) Having two wall light points, central heating radiator and two double glazed windows.

**Bedroom Three** 8' 1" x 8' 0" (2.46m x 2.44m) Having central heating radiator and double glazed window.

**Bathroom** 9' 1" x 5' 6" (2.77m x 1.68m) Having panelled bath, shower cubicle with shower fitting, pedestal wash hand basin and low flush WC.



Ceramic wall tiling, storage cupboard, central heating radiator and double glazed window.

**Garage** 20' 0" x 8' 4" (6.09m x 2.54m) Having light and power points.

**Rear Garden** Enclosed and private from neighbouring properties, patio area, cold water tap, neat lawn area and 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: D**

**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.





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