

AUCTION

SKITTS

ESTATE AGENTS



High Park Crescent, Sedgley
Dudley, DY3 1QZ

Auction Guide Price £225,000

01902 686868

We Value Your Home



A substantial detached property for sale by way of THE MODERN METHOD OF AUCTION, situated in an extremely popular residential area local to a range of amenities and a short distance from Sedgley centre. This delightful four bedroom family home must be seen to be appreciated and offers great potential. CASH BUYERS PREFERRED.

The property requires some modernisation works but is thought to be a perfect project and opportunity to make a dream home with the accommodation available. This impressive residence benefits from numerous noteworthy features including: a good size living room with dining area off plus a breakfast room with kitchen off, a useful downstairs WC, first floor bathroom and four bedrooms.

There is off road parking to the front and a garage to the side. The enclosed rear garden offers a secluded sanctuary, perfect for relaxation and outdoor gatherings, with patio area, lawn area and a range of flowers and flowering shrubs. The property is centrally heated and double glazed (where specified).

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



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.

Approach By way of concrete driveway providing off road parking past lawn fore-garden.

Reception Hall Storage cupboard, under stairs cupboard and central heating radiator.

Living Room 16' 10" x 11' 3" (5.13m x 3.43m) Coal effect gas fire with marble type surround, hearth and fire-place, three wall light points, central heating radiator and double glazed bay window to the front.

Dining Room 11' 3" x 9' 8" (3.43m x 2.94m) Central heating radiator, double glazed windows and door leading out to the rear garden.

Breakfast Area 13' 5" x 9' 1" (4.09m x 2.77m) Single glazed window and lobby off.

Downstairs WC Low flush WC.





Kitchen 12' 3" x 9' 1" (3.73m x 2.77m) Inset stainless steel sink top with fitted base units and decorative laminate work tops, range of fitted wall cupboards, plumbing for washing machine, ceramic wall tiling, central heating radiator and double glazed window.

Landing Loft hatch for access by way of retractable ladder.

Bedroom One 15' 2" x 8' 9" (4.62m x 2.66m) Central heating radiator, two double glazed windows and wash hand basin built-into vanity unit.

Bedroom Two 14' 2" x 11' 3" (4.31m x 3.43m) Central heating radiator and double glazed bay window to the front.

Bedroom Three 11' 7" x 11' 7" (3.53m x 3.53m) Range of fitted wardrobes, central heating radiator and double glazed window.

Bedroom Four 8' 7" x 7' 3" (2.61m x 2.21m) Central heating radiator and double glazed window.

Garage 16' 7" x 9' 3" (5.05m x 2.82m) Having Up and Over door, light and power points.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs, garden shed and gated side access.

Buyers Information In line with UK anti-money laundering regulations, successful purchasers must complete an Anti-Money Laundering (AML) check. We use a specialist third-party service to verify your identity. The cost of these checks is £30 (including VAT) for each purchaser and any giftors contributing funds. This fee is paid in advance when an offer is agreed, and prior to the issuance of a sales memorandum. Please note that this charge is non-refundable.





TOTAL FLOOR AREA - 1363 sq ft (126.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the features compared here, representations of them, especially, views of the property here are approximate only in respect of the layout for the purpose of the prospective purchaser. The services, systems and appliances shown here are not shown to scale and are not guaranteed to be in place at the time of completion of the sale.

15 Dudley Street
Sedgley
DY3 1SA

01902 686868
sedgley@skitts.net

