

for sale

guide price **£130,000**



Watsons Green Road Dudley DY2 7LQ

****EXTENDED MID TERRACED SET IN A VERY POPULAR RESIDENTIAL AREA WITH NO UPWARD CHAIN** REFURBISHED THROUGHOUT ** GROUND FLOOR & FIRST FLOOR BATHROOM **IDEAL LOCATION CLOSE TO ALL AMENITIES, TRANSPORT LINKS & SHOPS ****

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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Double glazed door to front, stairs to first floor, central heating radiator.

Lounge

13' 9" x 12' (4.19m x 3.66m)

Double glazed window to front elevation, central heating radiator, built in under stairs storage cupboard.

Dining Room

17' 3" x 8' 3" (5.26m x 2.51m)

Double glazed window to rear, central heating radiator.



Kitchen

10' x 8' 5" (3.05m x 2.57m)

A fitted kitchen to include a range of wall and base units with work surfaces over, tiling to splash back, stainless steel one and half bowl sink and drainer unit . electric oven with gas hob & cooker hood over, plumbing for washing machine, space for domestic appliances, central heating radiator, double glazed window to side elevation

Lobby

Double glazed door to side leading to garden

Downstairs Shower Room

shower cubicle, wash hand basin in vanity unit, low level WC, central heating radiator, double glazed window to side.

First Floor

Landing

Loft access, airing cupboard housing boiler

Bedroom One

14' 6" x 9' (4.42m x 2.74m)

double glazed window to rear elevation, central heating radiator

Bedroom Two

Double glazed window to front, central heating radiator

Bedroom Three

7' 9" x 7' 3" (2.36m x 2.21m)

Double glazed window to rear elevation, central heating radiator

Bathroom

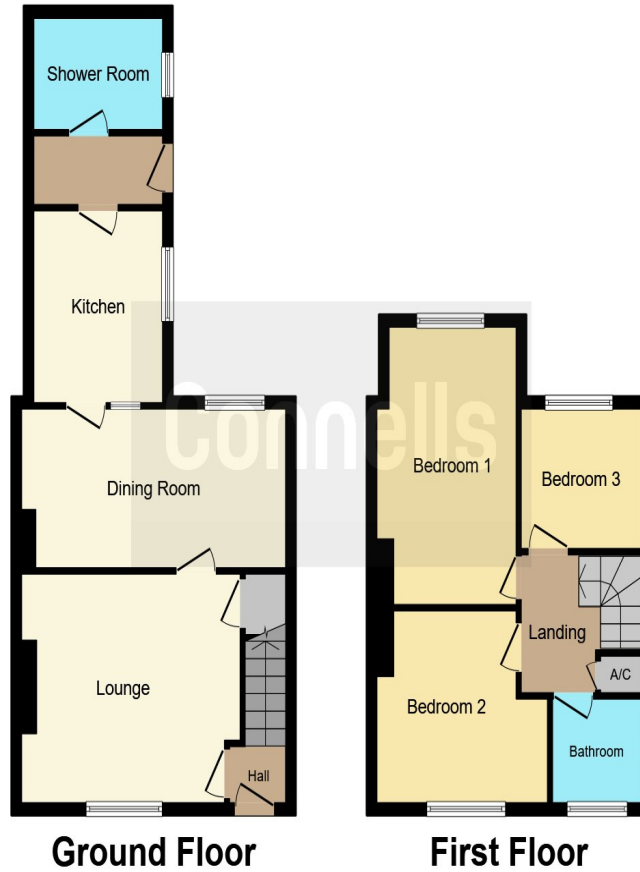
suite to comprise bath with mains shower over, low level WC, wash hand basin, central heating radiator, double glazed window to front elevation

Outside

To the front paved approach to front with shrubs & borders

To the rear paved patio area.





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.

To view this property please contact Connells on

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E dudley@connells.co.uk

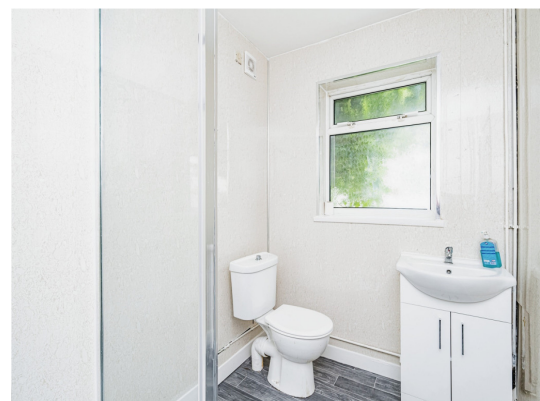
4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD312074 - 0016

Tenure: Freehold

EPC Rating: E

view this property online connells.co.uk/Property/DUD312074



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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