

for sale

guide price **£140,000** Freehold



Highview Street Dudley DY2 7JS

**** SEMI DETACHED HOME SET A VERY POPULAR RESIDENTIAL AREA OF DUDLEY BENEFITING FROM NO UPWARD CHAIN** LOCATED CLOSELY TO EXCELLENT AMENITIES, TRANSPORT LINKS & SCHOOLS ** SPACIOUS LIVING ACCOMMODATION** IDEAL FOR FIRST TIME BUYERS ****

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Property Details

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 the front, stairs to first floor accommodation,

Lobby 5' 9" x 6' 3" (1.75m x 1.91m)

Central heating radiator, understairs storage cupboard.

Lounge 14' 2" x 12' 3" (4.32m x 3.73m)

Double glazed bow window to the front, central heating radiator, electric fire with feature surround.

Dining Room 18' 8" x 9' (5.69m x 2.74m)

Double glazed windows to the rear & side, central heating radiator.

Kitchen 11' 2" x 8' 11" (3.40m x 2.72m)

A fitted kitchen to include a range of wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, plumbing for washing machine, space for domestic appliances, tiling to splashback, central heating radiator, double glazed window to the rear, double glazed door to the rear.

Shower Room

Shower cubicle, wash hand basin, low level w.c., tiling, central heating radiator, double glazed window to the side.



First Floor

Landing

Loft access, double glazed window to the side.

Bedroom One 15' 6" x 9' 8" (4.72m x 2.95m)

Two double glazed windows to the front, central heating radiator, built-in storage cupboard.

Bedroom Two 11' 9" x 11' 7" (3.58m x 3.53m)

Double glazed window to the rear, central heating radiator.

Bedroom Three 8' 4" x 6' 9" (2.54m x 2.06m)

Double glazed window to the rear, central heating radiator.

Outside

Slabbed approached to the front and side access leading to garden.

Rear garden having patio area, step approach to lawned area & storage shed



To view this property please contact Connells on

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4 & 5 Stone Street
DUDLEY DY1 1NS

Tenure: Freehold

EPC Rating: D

Property Ref: DUD312413 - 0004

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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