

for sale

guide price **£145,000**



Park Road Netherton Dudley DY2 9BY

A BEAUTIFUL END TERRACED HOME IN IMMACULATE CONDITION THROUGHOUT. The property is subject to a Flying Freehold which is not disclosed in the Title Plan. Briefly comprising lounge, open plan kitchen/Dining area, bathroom, three bedroom, upstairs shower room & rear garden.

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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.

Lounge

12' 4" Max x 15' 2" Max (3.76m Max x 4.62m Max)

Storage cupboard, double glazed window to front, entrance door, electric wall mounted fire, and stairs to first floor accommodation

Kitchen/Diner

12' 4" Max x 15' 2" Max (3.76m Max x 4.62m Max)

A fitted kitchen to include a range of wall and base units with square edge worktop with tiling to splashback, stainless steel sink and drainer unit with mixer tap over, electric hob, cooker and hood over, space for domestic appliances, central heating radiator, double glazed window to side elevation

Utility

8' 7" x 6' 1" (2.62m x 1.85m)

Wall and base units with square edge worktop, stainless steel sink, cupboard housing central heating boiler and double glazed door to rear.



Family Bathroom

suite to comprise vanity sink with base unit, low level w.c, panel shaped bath with over shower and mixer taps, central heating radiator, tiling and double glazed window to rear.

Shower Room

Suite to comprise walk in shower, low level w.c, vanity sink with base unit, tiling and central heating radiator.

First Floor

Landing

Storage cupboard and doors too

Bedroom One

12' 8" x 11' 8" (3.86m x 3.56m)

Double glazed window to the front and central heating radiator

Bedroom Two

11' 4" x 7' 5" (3.45m x 2.26m)

Double glazed window to the rear and central heating radiator

Bedroom Three

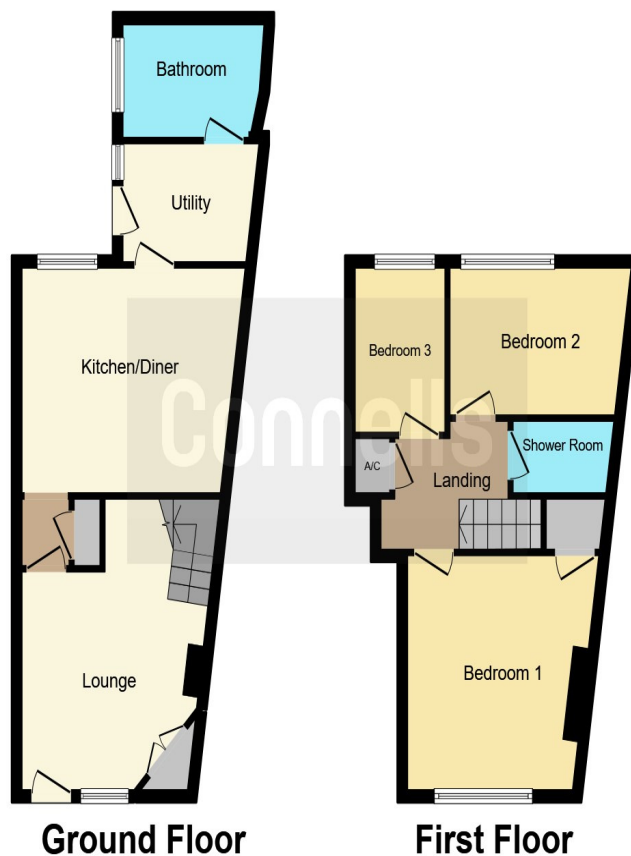
5' 8" x 8' 7" (1.73m x 2.62m)

Double glazed window to the rear and central heating radiator

Outside

On street parking to front, to the rear there is low maintenance gravel area with brick outbuilding.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD312727 - 0006

Tenure: Freehold

EPC Rating: E

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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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