

for sale

guide price **£120,000**



## Ryan Place Dudley DY2 9BE

**\*\*AN ATTRACTIVE TWO BEDROOM TRADITIONAL MID TERRACE LOCATED IN A QUIET LOCATION AND BENEFITING FROM NO UPWARD CHAIN\*\***

# Ryan Place Dudley DY2 9BE

## 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.

## Dining Room

Entrance door to the front elevation, double glazed window to the front, gas fire with feature surround, three wall light points, central heating radiator.

## Inner Lobby

Understairs storage cupboard.

## Lounge

11' 5" x 11' 2" (3.48m x 3.40m)

Double glazed window to the rear, stairs to first floor accommodation, gas fire with feature surround, three wall light points, t.v. point.



## Kitchen

10' 9" x 6' 9" ( 3.28m x 2.06m )

A range of wall and base units with roll top work surfaces over, one and a half bowl stainless steel sink & drainer unit, electric oven & hob with extractor, integrated fridge & freezer, integrated washing machine, space for domestic appliances, tiling to splashback, tiled floor, double glazed window to the rear & side elevation, double glazed door to the side.

## First Floor

### Landing

### Bedroom One

11' 6" (max) x 11' ( 3.51m (max) x 3.35m )

Double glazed window to the front , radiator.

### Bedroom Two

11' 3" x 6' 3" ( 3.43m x 1.91m )

Double glazed window to the rear, built-in cupboard, radiator.

## Bathroom

Comprising bath with shower over, wash hand basin, low level w.c., radiator, tiling, double glazed window to the rear.

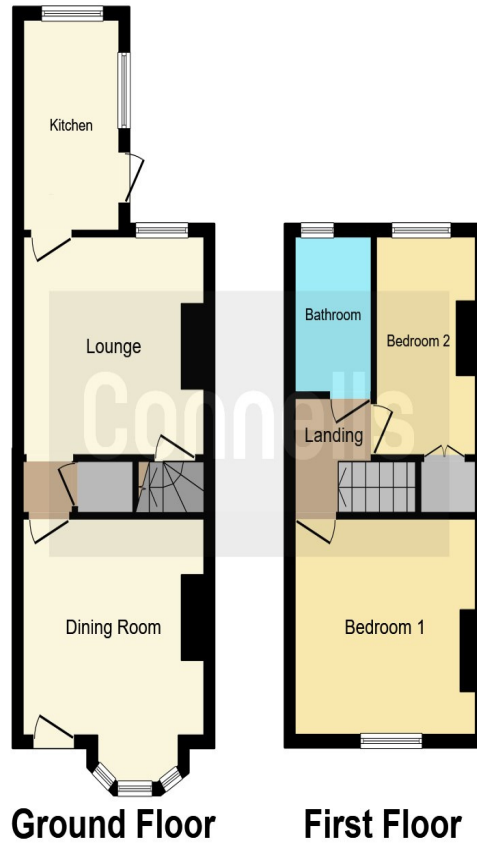
## Outside

Shared rear garden having paved patio area, shaped lawn with various plants & shrubs.

## Garage ( In Separate Block )

Up & over door. Please Note - garage in need of attention





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](http://www.focalagent.com)

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4 & 5 Stone Street  
 DUDLEY DY1 1NS

Property Ref: DUD312157 - 0006

**Tenure:** Freehold

**EPC Rating:** D

**view this property online [connells.co.uk/Property/DUD312157](http://connells.co.uk/Property/DUD312157)**



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