

for sale

guide price **£40,000**



Warren Close Tipton DY4 9PQ

**** GROUND FLOOR MAISONETTE SOLD AS INVESTMENT OPPORTUNITY SOLD WITH TENANT IN SITU ACHIEVING £595PCM ****
Briefly comprising lounge, kitchen, shower room, bedroom & rear garden.

Warren Close Tipton DY4 9PQ

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

Double glazed door to the side, double glazed window to the front.

Lounge

21' 11" x 12' (6.68m x 3.66m)

Double glazed window to the front, central heating radiator.

Kitchen

15' 3" x 7' 2" (4.65m x 2.18m)

A fitted gloss kitchen to include wall and base units, stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with cooker hood over, plumbing for washing machine, space for domestic appliances, tiling to splashback, central heating boiler, central heating radiator, double glazed window to the rear.



Hallway

Two built-in storage cupboards.

Bedroom One

12' 10" x 8' (3.91m x 2.44m)

Double glazed window to the rear, central heating radiator.

Shower Room

Shower cubicle with electric shower, wash hand basin, low level w.c., tiling, heated chrome towel rail.

Outside

To the front of the property paved path approach to front door with lawned area. Rear garden having slabbed paved patio area, lawned area.

Lease Information

We have been advised the following Leasehold Tenure Information & Costs :-

99 Years Remaining from 25th December 1975,

Current Ground Rent Approximately £30.00 per annum

Current Annual Service Charge - N/A

Building Insurance £186.06 per annum.

Prospective Purchasers please note we have not had any of the Information or Charges verified by a Conveyancer / Solicitor and would advise all Prospective Purchasers to check and verify details and costs with their Conveyancer / Solicitor



To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
DUDLEY DY1 1NS

Property Ref: DUD312930 - 0004

Tenure: Leasehold

EPC Rating: C

[view this property online connells.co.uk/Property/DUD312930](https://www.connells.co.uk/Property/DUD312930)

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1975. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk