



New Road
Dudley DY2 9AZ

for sale guide price
£160,000



Property Description

This expansive and adaptable semi-detached residence spans three levels and is situated near Dudley town centre. It represents an excellent opportunity for families and investors alike, with the added advantage of no upward chain. The property is conveniently positioned close to various amenities, educational institutions, the forthcoming tram line, and retail outlets.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 side elevation, stairs to first floor, understairs store.

Lounge

12' 5" x 10' 7" (3.78m x 3.23m)

Double glazed window to front, central heating radiator.

Dining Room

11' 6" x 11' 2" (3.51m x 3.40m)

double glazed window to rear elevation, central heating radiator

Kitchen

16' 2" x 8' 4" (4.93m x 2.54m)

a fitted kitchen to include wall and base units with work surfaces over, sink and drainer unit, gas cooker point, wall mounted boiler, plumbing for washing machine, space for domestic appliances, double glazed window to side elevation, door to side leading to garden

Bathroom

suite to comprise, bath , low level WC, wash hand basin, tiling, heated chrome towel rail, double glazed window to side elevation.

First Floor

Landing

stairs to second floor accommodation, built in storage cupboard

Bedroom One

11' 9" x 10' (3.58m x 3.05m)

Double glazed window to front, central heating radiator

Bedroom Two

10' 8" x 9' 7" (3.25m x 2.92m)

double glazed window to rear elevation, central heating radiator

Bedroom Three

12' 2" x 6' 9" (3.71m x 2.06m)

double glazed window to rear elevation, central heating radiator

Second Floor

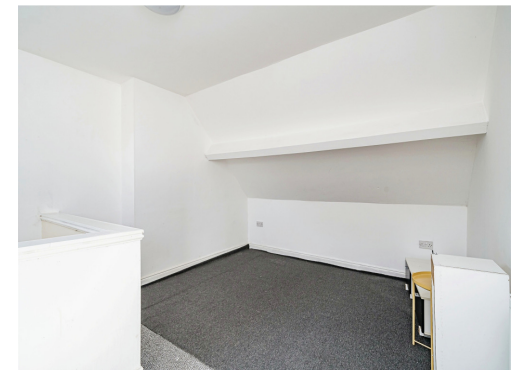
Bedroom Four / Loft Room

12' 5" x 10' 9" (3.78m x 3.28m)

double glazed skylight window to rear, store room, restricted head height

Outside

slabbed rear garden









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

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: E

Tenure: Freehold

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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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