

for sale

guide price **£65,000**



Russells Hall Road Dudley DY1 2NW

**** A MODERN GROUND FLOOR APARTMENT SOLD WITH TENANT IN SITU ACHIEVING £825PCM**** Briefly comprising lounge, fitted modern kitchen with appliances, two double bedrooms & shower room.

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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 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 the side.

Lounge

10' 7" x 15' 8" (3.23m x 4.78m)

Double glazed window to the front elevation, electric heater.

Kitchen

7' 8" x 9' 8" (2.34m x 2.95m)

A fitted kitchen to include wall and base units with work surfaces over, tiling to splashback, stainless steel sink & drainer unit with mixer tap over, electric oven & electric hob with cooker hood, plumbing for washing machine, integrated fridge/freezer, breakfast bar, electric heater, double glazed window to the rear, double glazed door to the rear.



Bedroom One

12' x 10' 5" (3.66m x 3.17m)

Double glazed window to the front, electric heater.

Bedroom Two

10' x 7' 4" (3.05m x 2.24m)

Double glazed window to the rear, electric heater.

Shower Room

Shower enclosure with electric shower, low level w.c., wash hand basin, electric heater, double glazed window to the rear.

Outside

Communal garden.

Leasehold Garage

We have been advised that a garage allocated to the property is in a separate block & held on a leasehold title. Please make further enquires with your conveyancer.

Agents Notes

Tenure Information

The term of the lease is 99 years from 1st January 1965, which means there are currently 39 years remaining. This will/may impact on mortgage lending requirements. Interested parties should make further enquires.

Current Ground Rent Approximately £10.00 per annum

Current Annual Service Charge of £ 0 per annum

Building Insurance £ 0

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



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

To view this property please contact Connells on

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4 & 5 Stone Street
DUDLEY DY1 1NS

Property Ref: DUD313602 - 0004

Tenure:Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

[view this property online connells.co.uk/Property/DUD313602](https://www.connells.co.uk/Property/DUD313602)

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1965. 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.

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