



Connells

Arch Hill Street
Netherton Dudley

Arch Hill Street Netherton Dudley DY2 9QE

for sale guide price
£175,000



Property Description

This meticulously maintained Victorian mid-terraced residence is situated in the highly desirable area of Netherton. It serves as an ideal family home, free from any upward chain, and boasts generous living areas, comprising two reception rooms and three well-proportioned bedrooms on the first floor. The property retains numerous original character features, such as a Minton tiled floor in the entrance hallway. Additionally, it is conveniently located near various amenities, including shops, schools, and transport links, with a forthcoming tram line enhancing accessibility.

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 Porch

Door to the front.

Entrance Hall

Door to the front, stairs to first floor accommodation, minton tiled floor, central heating radiator.

Lounge

15' into bay x 12' (4.57m into bay x 3.66m)
Double glazed bay window to the front elevation, electric fire with feature surround, central heating radiator.

Dining Room

15' x 12' (4.57m x 3.66m)

Double glazed window to the rear, gas fire with feature surround, central heating radiator.

Lobby

10' x 6' (3.05m x 1.83m)

Window & door to the side leading to garden, fitted storage pantry, central heating radiator.

Kitchen

11' 10" x 11' (3.61m x 3.35m)

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with taps over, gas oven & gas hob with extractor over, plumbing for washing machine, tiling to splashback, wall mounted central heating boiler, central heating radiator, window to side elevation.

First Floor

Landing

Sky light window to the rear.

Bedroom One

14' x 13' (4.27m x 3.96m)

Two Double glazed windows to the front, central heating radiator.

Bedroom Two

13' x 11' (3.96m x 3.35m)

Double glazed window to the rear, fitted wardrobes, loft access, central heating radiator.

Bedroom Three

10' 11" x 10' (3.33m x 3.05m)

Shower Room

Suite to comprise shower cubicle with shower, wash hand basin, low level w.c., tiling, built-in airing cupboard, double glazed window to the side.

Rear Garden

Low maintenance rear garden with brick built store & WC.

Agents Notes

There is a easement on the title. A right of way exists please contact the branch for further details









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

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

4 & 5 Stone Street
 DUDLEY DY1 1NS

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/DUD314193



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

Property Ref: DUD314193 - 0004