







## Property Description

Connells are delighted to present a spacious, traditional double-fronted two-bedroom detached bungalow, set on a generous plot in the sought-after residential area of Netherton. This property features a low-maintenance rear garden and is conveniently located near Netherton High Street, local shops, bus routes, and a nearby nature reserve and canal network. The bungalow is available for sale with no upward chain and, while it requires some cosmetic updates, it holds significant potential for transformation into a beautiful home.

## 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

Door to the front elevation, central heating radiator.

## Lounge

14' 5" x 11' ( 4.39m x 3.35m )

Double glazed bow window to the front elevation, central heating radiator, gas fire with brick built surround.



## Kitchen

11' 2" x 8' 9" ( 3.40m x 2.67m )

A fitted kitchen to include wall and base units with work surfaces over, stainless steel sink & drainer unit with mixer tap over, electric cooker point, plumbing for washing machine, space for domestic appliances, central heating boiler, double glazed window to the rear.

## Bedroom One

10' 9" x 10' 8" ( 3.28m x 3.25m )

Double glazed bow window to the front elevation, central heating radiator.

## Bedroom Two

11' 2" x 10' ( 3.40m x 3.05m )

Double glazed window to the rear elevation, central heating radiator.

## Bathroom

Suite to comprise bath, wash hand basin in vanity unit, low level w.c., double glazed window to the side.

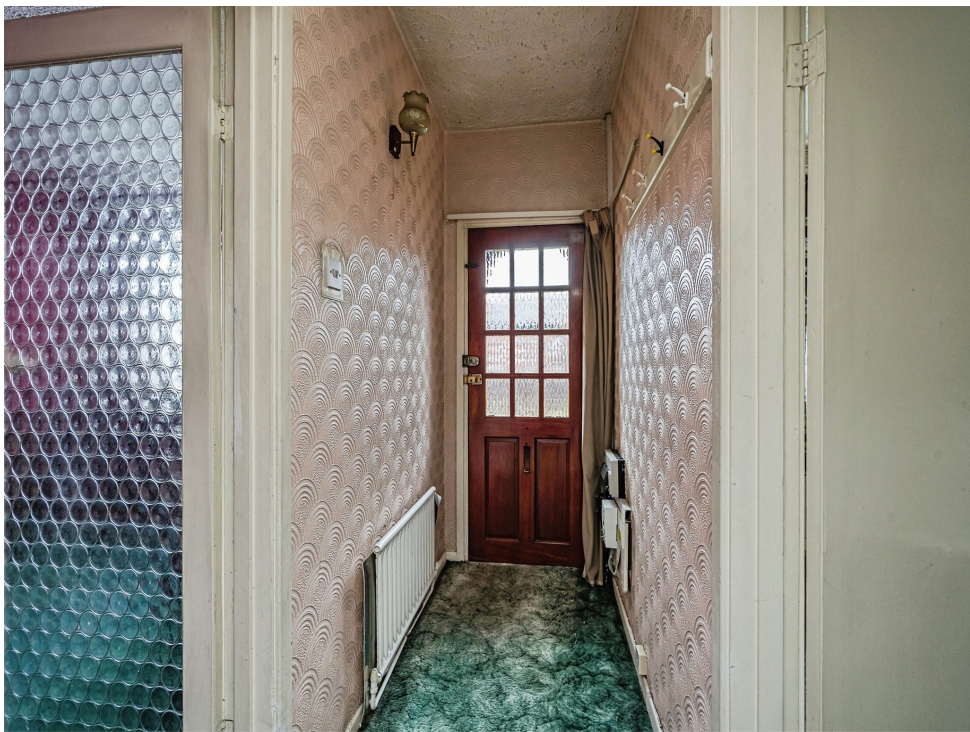
## Outside

To the front of the property driveway giving off road parking, lawned area, side access to rear garden. Low maintenance rear garden having slabbed paved patio area, lawned area, brick built store & storage shed.

Detached Garage.















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)

To view this property please contact Connells on

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4 & 5 Stone Street  
 DUDLEY DY1 1NS

EPC Rating: F Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/DUD314270](http://connells.co.uk/Property/DUD314270)**



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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