

for sale

guide price **£55,000**



New Street Dudley DY1 1LT

This is a unique chance to acquire a generously sized one-bedroom character flat situated on the first floor in the heart of Dudley town centre. While the property requires refurbishment, it presents an excellent investment opportunity and comes with the advantage of no upward chain.

New Street Dudley DY1 1LT

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.

Communal Entrance

Entrance door, stairs to accommodation.

Entrance Hallway

Entrance door to the side elevation,.

Lounge

18' 2" x 14' 7" (5.54m x 4.45m)

Single glazed sash window to the front elevation, parquet flooring.

Kitchen

10' 4" x 8' 2" (3.15m x 2.49m)

Wall and base units with work surfaces over, drainer sink unit, space for domestic appliances, double glazed window to the rear elevation, door giving access to inner hallway.



Inner Hallway

Giving access to two storage cupboards, door to fire escape.

Bedroom

16' 3" x 10' 10" (4.95m x 3.30m)

Two sash windows to the front elevation, parquet flooring, built-in storage cupboard.

Bathroom

Paneled bath, wash hand basin, low level w.c., tiling to splashback, double glazed window to the side elevation.

Lease Information

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

125 Years from 11th June 1990.

Current Ground Rent £150.00 per annum.

Current Service Charge £1184.00 per annum.

Buildings Insurance Included

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

Agents Notes

There may be a restriction on the title, that applies to the purchase transaction, you may not be allowed to keep pets at the property. Please enquire with the branch.

Heating to the property is not connected & is currently cut off. Please ask the branch for 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

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4 & 5 Stone Street
 DUDLEY DY1 1NS

Property Ref: DUD314186 - 0004

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: 1184.00

Ground Rent: 150.00

view this property online connells.co.uk/Property/DUD314186

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Jun 1990. 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.



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