



Dobbins Oak Road, Stourbridge, DY9 9JB



welcome to

Dobbins Oak Road, Stourbridge

For sale by Modern Method of Auction; Starting Bid Price 110,000 OFFERS OVER there is a non disclosed reserve price plus Reservation Fee.* TOP FLOOR * TWO DOUBLE BEDROOMS * MODERN KITCHEN * MODERN SHOWER ROOM * LOUNGE/DINER * LOVELY VIEWS * WELL PRESENTED * IDEAL FOR FIRST TIME BUYERS.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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 £300 inc VAT towards the preparation cost of the pack.

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.

Approach

Via pathway to communal entrance with intercom system, lighting and brick built storage shed. Steps ascend from the communal entrance to the flat which is situated on the top floor.

Entrance Hallway

Door to front, ceiling light, cupboard housing the recently fitted Worcester Bosch boiler (still under warranty), further built-in storage cupboard and doors to various rooms.

Lounge Diner

17' 4" max x 12' 10" max (5.28m max x 3.91m max)
Double glazed window to rear with beautiful countryside views, ceiling light, central heating radiator, space for dining table and laminate flooring.

Kitchen

12' 9" min x 6' 5" max (3.89m min x 1.96m max)
Double glazed windows to front and side, ceiling light, range of wall and base units, worktops, stainless steel sink/drainage with mixer tap, tiled splashback, gas hob, extractor over, electric oven, space for electrical appliances (fridge/freezer, washing machine and tumble dryer) and tiled floor.

Bedroom One

12' 1" to front of wardrobes x 9' 1" max (3.68m to front of wardrobes x 2.77m max)
Double glazed window to rear, ceiling light, central heating radiator, built-in wardrobe and laminate flooring.

Bedroom Two

12' 1" min x 8' 10" max (3.68m min x 2.69m max)
Double glazed window to rear, ceiling light, central heating radiator, built-in wardrobe and laminate flooring.

Shower Room

Obscure double glazed window to rear, ceiling light, corner shower cubicle with glass door, low level wc, vanity unit with wash hand basin and mixer tap, central heating radiator, tiling to walls and floor.

Agent Note

The Council Tax Band is A. The length of the lease is 125 years from 31st July 1989. We are informed the annual ground rent is £10.00 and the annual service charge is £800.00.



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Dobbins Oak Road, Stourbridge

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- IDEAL FOR FIRST TIME BUYERS
- GOOD LOCATION

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAG104859 - 0007

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