



Park Road, Woodsetton, Dudley, DY1 4JN

welcome to

Park Road, Woodsetton, Dudley

Shipways are pleased to present this spacious three bedroom semi-detached family home set on a generous corner plot, within the sought after area of Woodsetton, a property not to be missed! Having easy access to the Birmingham New Road, local transport links, amenities, schools and parks.



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.

Lounge

14' x 10' 5" (4.27m x 3.17m)
Double glazed window to front, central heating radiator and door to kitchen.

Reception Room Two

11' 4" x 9' 4" (3.45m x 2.84m)
Double glazed window to front, central heating radiator and door to kitchen.

Kitchen

20' 1" x 6' 4" (6.12m x 1.93m)
Double glazed window to rear, wall and base units, one and a half bowl sink with mixer tap, built in oven and hob, spotlights and central heating radiator.

Downstairs W.C

7' 9" x 5' 2" (2.36m x 1.57m)
Window to rear, wash hand basin and wc.

Landing

Double glazed window to rear, storage, loft access and central heating radiator.

Bedroom One

14' 10" x 11' 5" (4.52m x 3.48m)
Double glazed window to front and central heating radiator.

Bedroom Two

12' 1" x 9' 5" (3.68m x 2.87m)
Double glazed window to front and central heating radiator.

Bedroom Three

8' 6" x 7' 10" (2.59m x 2.39m)
Double glazed window to rear and central heating radiator.

Bathroom

9' 2" x 5' 7" (2.79m x 1.70m)
Two obscure windows to rear, wash hand basin, bath, WC and central heating radiator.

Rear Garden

Having patio area, lawn area, door to garage and outside tap.

Agent Notes

The Council Tax Band is B. Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of the Connells Group.



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Park Road, Woodsetton, Dudley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SPACIOUS SEMI-DETACHED FAMILY HOME
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: C

guide price

£130,000

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



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Please note the marker reflects the postcode not the actual property



Property Ref:
DLY105160 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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