



Falcon Way, Dudley DY1 2JP

welcome to

Falcon Way, Dudley

**** Two-bedroom semi-detached property ** Lounge ** Fitted kitchen ** Shower room ** Tandem driveway ** Garage ** Secure rear garden **
Viewings advised ****

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.

Agents Note

The Councill Tax Band is B

Lounge

17' 11" x 11' 8" (5.46m x 3.56m)
Double glazed window to front, feature fireplace and central heating radiator.

Fitted Kitchen

8' 7" x 11' 7" (2.62m x 3.53m)
Fitted kitchen with a range of wall and base units with work surfaces over, double glazed window to side, stainless steel sink, integrated electric oven and hob, and tiled flooring.

Landing

Stairs ascend from the lounge leading to two bedrooms and shower room.

Bedroom One

11' 8" x 8' 11" (3.56m x 2.72m)
Double glazed window to front, built in wardrobes and central heating radiator.

Bedroom Two

10' 8" x 11' 9" (3.25m x 3.58m)
Double glazed window to rear and central heating radiator.

Shower Room

Double glazed window to side, shower, wash hand basin, w.c, vanity unit and central heating radiators.

Fore Garden

Tandem driveway, with lawn fore garden and mature shrubs.

Rear Garden

Paved patio area with lawn beyond, fenced boundaries.

Garage

Single Garage.





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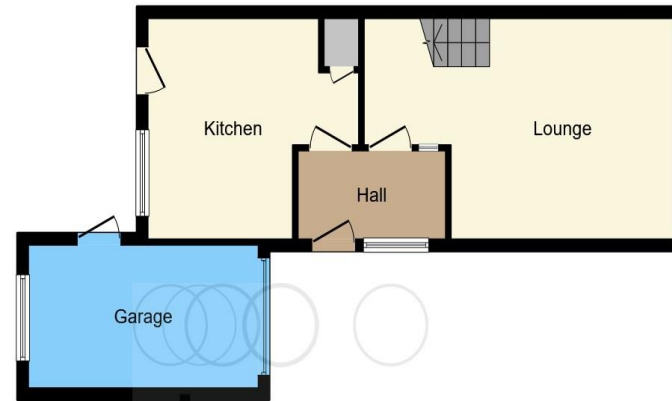
Falcon Way, Dudley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom semi-detached property
- Living room

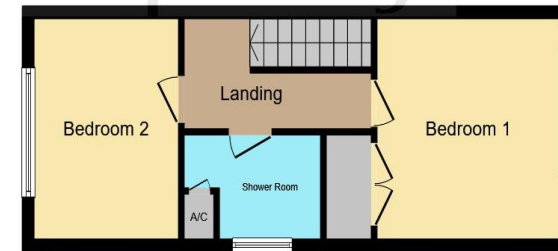
Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£140,000



Ground Floor



First Floor

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

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Property Ref:
DLY105881 - 0007

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