



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT
IN DUDLEY



DESCRIPTION

TRADITIONAL SEMI IS IDEAL INVESTMENT Being sold via the MODERN METHOD OF AUCTION, this traditional semi detached home is an ideal investment opportunity both as both a RESIDENTIAL OR RENTAL purchase (we anticipate a rental price of £850 - £900 PCM). Located in a QUIET CUL-DE-SAC address, the property is set behind a tarmac DRIVEWAY and comprises TWO RECEPTION ROOMS, three bedrooms, EXTENDED KITCHEN and LOW MAINTENANCE rear garden. MINING REPORT AVAILABLE. FREEHOLD EPC=D

Call today to register your interest or book a viewing 24/7 through our website. COVID-19 precautions are in place. PPE must be worn by all parties attending the viewing. Only two persons can view at any one time.

This property is for sale by the Modern Method of Auction, starting bid of £155,000 plus reservation fee. Please call the office on 01384 234900 or view on-line details for full information.

Oakfield Avenue, Dudley

Auction Guide Price £155,000

ACCOMMODATION

Entrance Hall

Reception Room One 11' 11" excl. bay x 12' 7" (3.63m excl. bay x 3.84m)

Reception Two 10' 8" x 11' 2" (3.26m x 3.41m)

Sun Room 7' 1" x 10' 8" (2.16m x 3.25m)

Kitchen Extension 16' 3" x 7' 2" min. (4.95m x 2.18m min.)

Guest WC

First Floor Landing

Bedroom One 14' 5" max. into bay x 11' 5" (4.40m max. into bay x 3.47m)

Bedroom Two 10' 8" x 11' 3" (3.25m x 3.43m)


Bedroom Three 8' 0" x 7' 5" (2.45m x 2.25m)

Bathroom 7' 1" x 7' 5" (2.15m x 2.25m)

Garage

Rear Garden

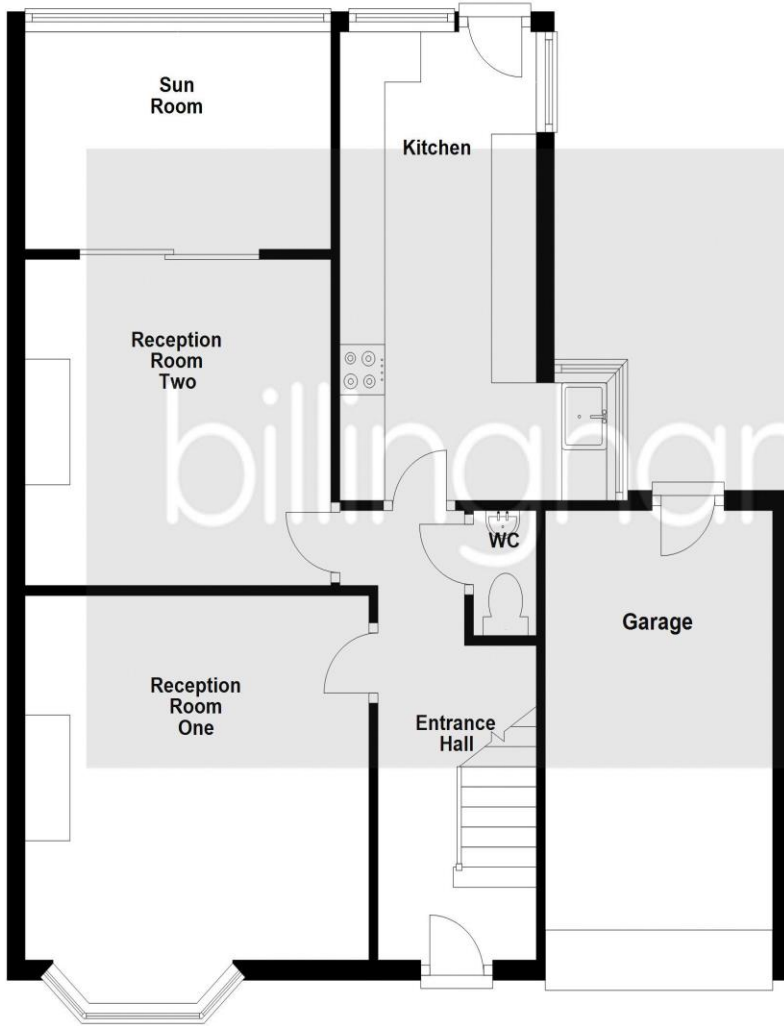


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	62
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

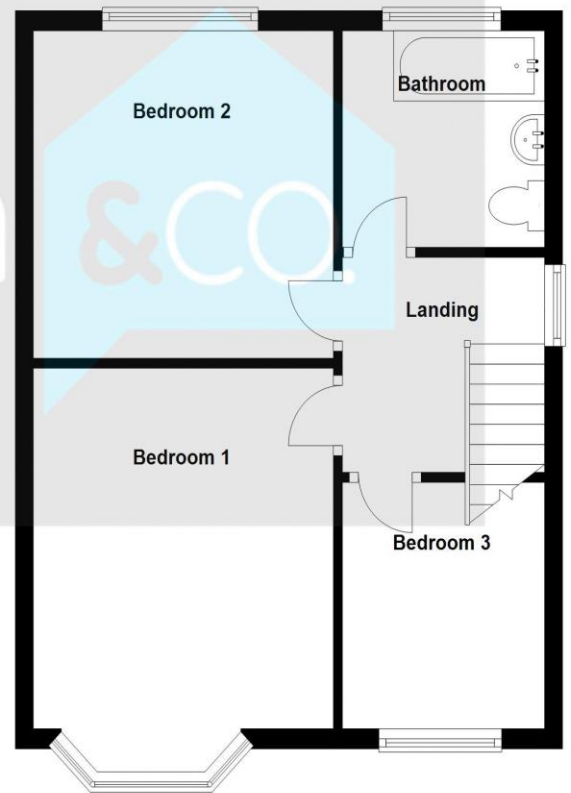
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Ground Floor



First Floor



1. The property details have been prepared with care, are believed to be correct, and have (where appropriate) been approved by the vendors. They are intended as a guide only and do not constitute part or all of an offer or contract.
2. As the seller's agent we are not surveyors or conveyancing experts and as such do not comment on the condition of the property, or issues relating to the title or other legal issues that might affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making transactional decisions.
3. The measurements should NOT be relied upon as they are indicated for guidance only and are usually the maximum measurements which may take into account alcoves and recesses.
4. Photographic images will contain items that may be excluded from the sale/let. Only items specifically mentioned in these details are included in the sale price.
5. Fixtures, fittings, equipment and services have not been tested and we are not aware if they are in full working order unless we have been informed otherwise by the sellers.
6. Where a property has been extended, altered, or converted does not infer that suitable planning permissions or building regulation consents have been obtained from the relevant authorities.
7. **ANTI-MONEY LAUNDERING** – All prospective customers will need to provide two suitable forms of identification prior to undertaking any transactional process. Prospective purchasers will also be required to provide proof of funding arrangements prior to proceeding to purchase. Prospective tenants will also be required to undertake a referencing process which will include relevant financial and credit checks.
8. **RENTAL PROPERTIES** – A detailed 'Tenancy Fee Schedule' and 'Landlords Fees' can be viewed and downloaded from the services page or our website: www.billingham.properties/services
9. **REFERRAL FEES** – We may receive fees or commissions from third parties that we may recommend to you. You are under no obligation to use such services and you should consider your options before doing so. The referral fees which we may receive are clearly displayed on the services page of our website: www.billingham.properties/services

ANY INTERESTED PARTIES CONCERNED ABOUT ANY OF THE ABOVE SHOULD CONTACT THE AGENT OR EMPLOY THEIR OWN PROFESSIONALS TO MAKE ENQUIRIES PRIOR TO MAKING ANY TRANSACTIONAL DECISIONS.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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