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36 New Village
Dudley,
West Midlands
DY2 0DR

By Auction £180,000



SOLD VIA THE MODERN METHOD OF AUCTION. A fantastic opportunity to buy a property offering huge potential going forward. This extended three bedroom semi detached property is located in a highly sought after area of Dudley Wood. New Village is well placed for popular local schools, good transport links and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance hall, a ground floor bathroom, a front reception room with feature fire place and bay window, a dining area which flows through to the breakfast kitchen with access through to conservatory. Heading upstairs is a pleasant landing with loft access, two good sized double bedrooms with the main bedroom offering an en-suite shower room and the third bedroom.

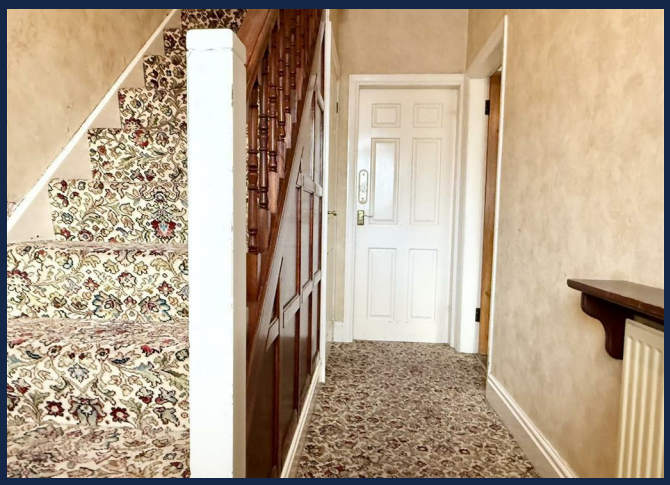
Externally the property offers off road parking to frontage via the block paved driveway with a side access gate through to rear. At the rear of the property is a large garden with paved seating area near to property, mature borders and out building at the base of the garden. AF 12/10/26 V1 EPC=D




















Approach
Via block paved frontage, paved side access to rear garden via gate, timber front door with stained glass window into entrance hall.

Entrance hall
Ceiling light point, central heating radiator, stairs to first floor accommodation, under stairs storage cupboard housing central heating boiler.

Front reception room 10'2" x 16'4" into bay (3.1 x 5.0 into bay)
Double glazed bay window to front, wall mounted lighting, picture rail, central heating radiator, feature gas fireplace and wood flooring, timber doors with obscured glass inserts to kitchen diner.

Kitchen diner 10'2" min 15'5" max x 7'10" min 16'4" max (3.1 min 4.7 max x 2.4 min 5.0 max)
Ceiling light points, beams to ceiling, panelling to walls, tiled flooring to dining area, central heating radiator. Range of wall and base units, double glazed bow window, central heating radiator, tiled work surface and splashbacks, space for cooker with extractor, one and a half bowl sink and drainer, space for washer and dryer, breakfast bar area with tiled top, tiled flooring, timber doors to conservatory.

Conservatory 7'10" x 12'1" (2.4 x 3.7)
Double glazed windows to surround, ceiling light point with fan, velux style window, double glazed patio door to rear garden, central heating radiator, wooden flooring.

Ground floor bathroom
Double glazed obscured window to side, ceiling spotlight, extractor, tiled walls, bath with shower attachment, low level w.c., wash hand basin, tiled flooring, central heating radiator.

First floor landing
Double glazed obscured window to side, ceiling light point, loft access hatch.

Bedroom one 10'2" x 10'5" (3.1 x 3.2)
Double glazed window to rear, ceiling light point, coving to ceiling, central heating radiator, access to en-suite shower room.



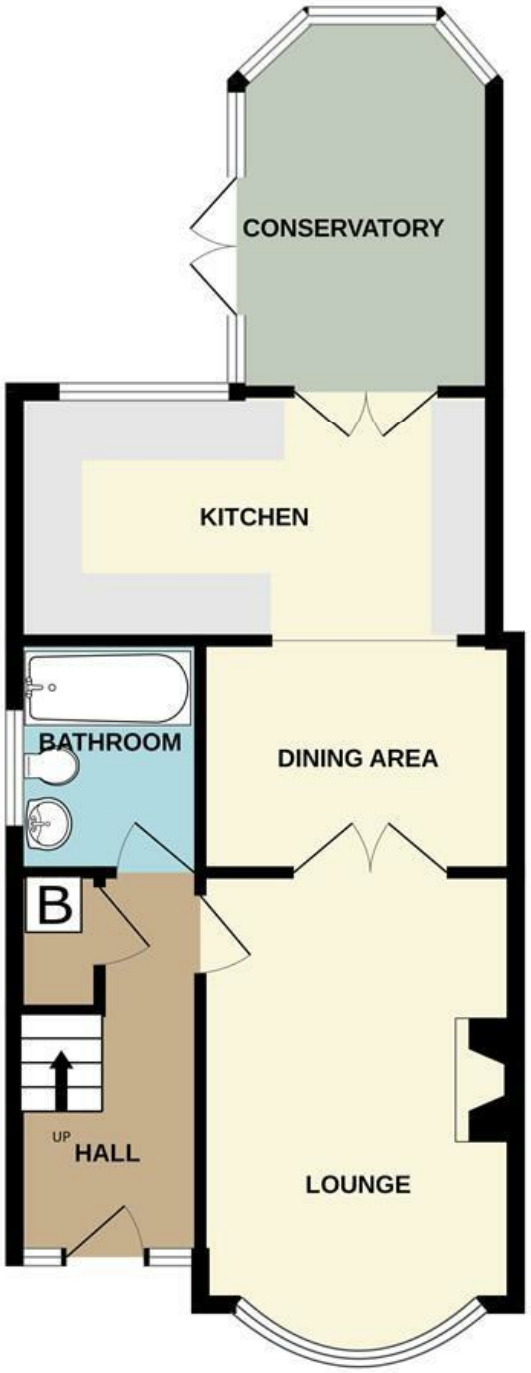




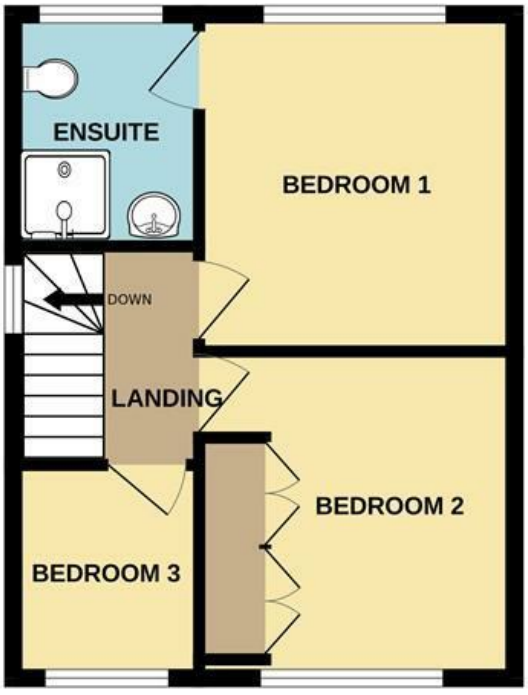




GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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En-suite shower room
Double glazed obscured window to rear, ceiling light point, coving to ceiling, extractor, shower cubicle with tiled walls, wash hand basin in vanity unit, w.c., central heating radiator, tile effect vinyl flooring.

Bedroom two 10'2" x 10'5" (3.1 x 3.2)
Double glazed window to front, ceiling light point, central heating radiator.

Bedroom three 5'10" x 6'10" (1.8 x 2.1)
Double glazed window to front, ceiling light point, picture rail, central heating radiator, wood effect laminate flooring.

Rear garden
Paved seating area leading round to the side, mature raised borders, pathway through to the rear garden, archway leading to outbuilding.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding
Tax Band is B

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

Auction
This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation from and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600.00 including VAT 4.5% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,600.00 including VAT. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation from and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

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