

for sale

guide price **£130,000**



## Zoar Street DUDLEY DY3 2PA

This is a chance to acquire a classic three-bedroom terrace that retains numerous original features but requires renovation. The property boasts generous living space and a large rear garden, offering huge potential for customization, allowing you to create your perfect home.

# Zoar Street DUDLEY DY3 2PA

## 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 Notes

There is an easement on the title, please enquire with the branch - shared access to passageway

## Reception One

Entrance door to front elevation, double glazed window to front elevation, feature fire surround, radiator.

## Inner Lobby

Door to cellar

## Reception Two

Sash window to rear , feature fire surround, radiator, stairs to first floor accommodation, door to cellar.



## Breakfast Room

Glazed door and window to side elevation, radiator. feature door to shared entry.

## Kitchen

Having wall and base units, double stainless steel drainer sink unit, space for domestic appliances, glazed window to side, radiator.

## Bathroom

Paneled bath, wash hand basin, glazed window to side, buit in cupboards housing central heating boiler, radiator.

## W.C

LLWC, glazed window , radiator.

## Stairs To First Floor

Radiator



## First Floor Landing

## Bedroom One

Double glazed window to front elevation, radiator, loft access.

## Bedroom Two

Sash window to rear , built in cupboard, radiator

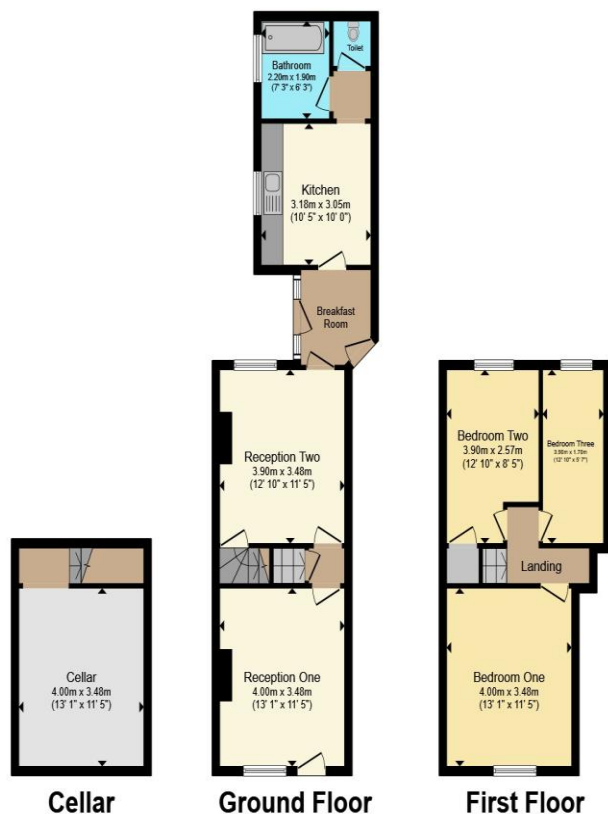
## Bedroom Three

Sash window to rear , radiator.

## Rear Garden

Large private rear garden mainly lawned with various mature plants and shrubs and trees, the garden backs on to Abbey Street Park.





Total floor area 103.9 m<sup>2</sup> (1,118 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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4 & 5 Stone Street  
DUDLEY DY1 1NS

Property Ref: DUD315087 - 0007

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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