

for sale

guide price **£45,000** Leasehold



Carver Court Wake Green Road Tipton DY4 0AT

PURPOSE BUILT FIRST FLOOR FLAT offering well presented accommodation and in a GREAT LOCATION - Open Plan Lounge/Kitchen, Bedroom, Bathroom, Garage & Shared Parking. VIEWING HIGHLY RECOMMENDED.

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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).

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.

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.



Entrance Hall

having Stairs to First Floor

Landing

Open Plan Lounge / Kitchen

16' 9" x 16' 5" (5.11m x 5.00m)

Bedroom One

10' 11" x 11' 7" (3.33m x 3.53m)

Family Bathroom

Outside

Communal Gardens

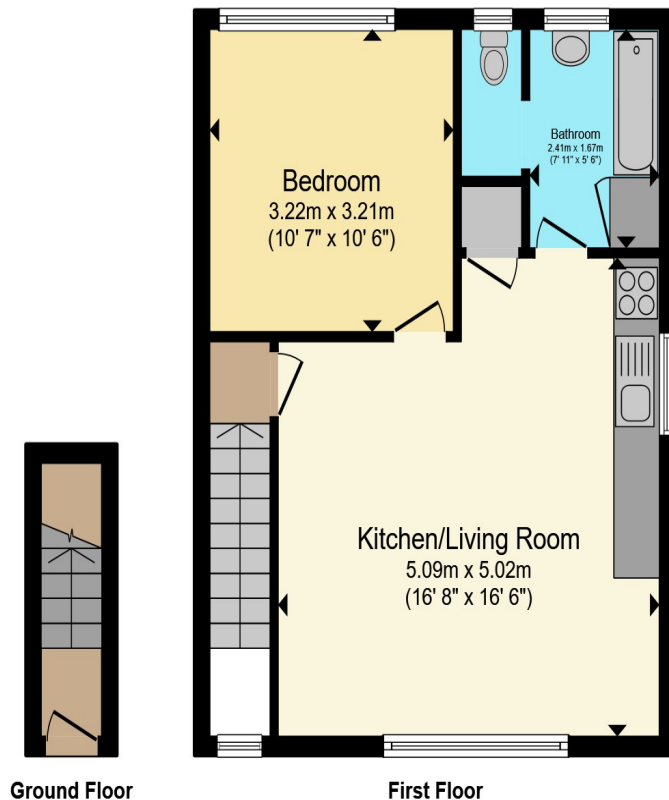
Garage To Rear In Block

Agents Notes

The term of the lease is 99 years from 25.03.1974, which means there are currently 47 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries with your Conveyancer

Garage:- The garage allocated to the property is held on a leasehold title, We have not accessed the garage to take internal measurements at this stage or check its suitability for parking or purpose. Please make further enquiries with the branch and your Conveyancer





Total floor area 46.8 m² (504 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

**Paul
Dubberley**

To view this property please contact Paul Dubberley on

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Property Ref: PTI105296 - 0003

Tenure:Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1400.00

Ground Rent: 55.00

view this property online PaulDubberley.co.uk/Property/PTI105296

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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