for sale

guide price **£200,000** Freehold

Paul Dubberley



The Oaks Elizabeth Walk Tipton DY4 0AD

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Property Description

Being sold with NO onward chain. Nestled within a substantial private gated plot, this impressive three-bedroom bungalow offers an abundance of space, privacy, and versatile living accommodation. Set back from the road and surrounded by generous gardens, this superb home is ideal for families, downsizers, and those seeking peaceful single-storey living.

Upon entering, you are welcomed into a spacious and well-presented interior, featuring generous reception areas designed for both everyday living and entertaining. The bright and airy conservatory provides the perfect space to relax while enjoying views over the expansive rear garden.

The impressive principal bedroom benefits from its own en-suite shower room, while the remaining two well-proportioned bedrooms are served by a modern family bathroom. The flexible layout offers comfortable accommodation throughout, with plenty of room to suit a variety of lifestyles.

Externally, the property truly excels. Sitting on a large, private gated plot, the bungalow enjoys extensive gardens offering a wonderful space for outdoor entertaining, gardening, or simply unwinding in tranquil surroundings. The secure gated access further enhances the feeling of exclusivity and privacy.

A rare opportunity to acquire a spacious detached bungalow in an enviable setting, combining generous indoor living with exceptional outdoor space.

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.

Entrance Hall

Having Storage Cupboard and door to all rooms

Lounge

14' 5" x 10' 2" (4.39m x 3.10m)

Having Doors to Conservatory

Fitted Kitchen/Diner
14' 5" x 11' 5" max (4.39m x 3.48m max)

Conservatory
14' 5" x 8' 2" (4.39m x 2.49m)
Having French doors to rear Garden

Bedroom One
13' 9" max x 10' 2" max (4.19m max x 3.10m max)
Having Fitted wardrobes

En Suite

Having Sit Down Bath/Shower

Bedroom Two
12' 6" x 6' 11" (3.81m x 2.11m)

Bedroom Three
12' 6" x 7' 7" (3.81m x 2.31m)

Family Bathroom

Outside

To Front

Private Road /Gated Entance

Parking Area

Rear Garden

Having Wrap Around 3 Tier Garden with Grass and Patio Area

Agents Notes

There is a easement on the title, please enquire with the branch - (Driveway behind Gates)

The sellers advise that they pay £84 per annum as a contribution towards upkeep of Entrance Gates & Courtyard, this is an informal agreement between the 4 properties in the Cul-de-Sac. We would advise any potential buyer requests that their Conveyancer confirms this information to their satisfaction.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.







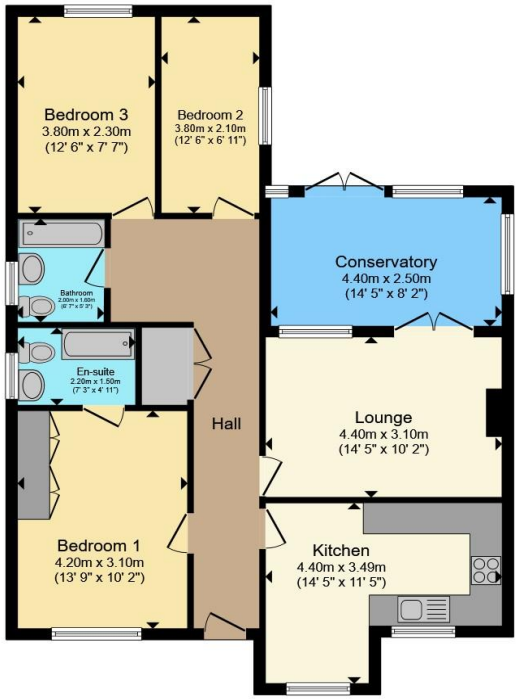












Floor Plan

Total floor area 92.6 m² (997 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

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To view this property please contact Paul Dubberley on

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73 Great Bridge
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EPC Rating: C

Council Tax Band: D

view this property online PaulDubberley.co.uk/Property/PTI104842

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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