

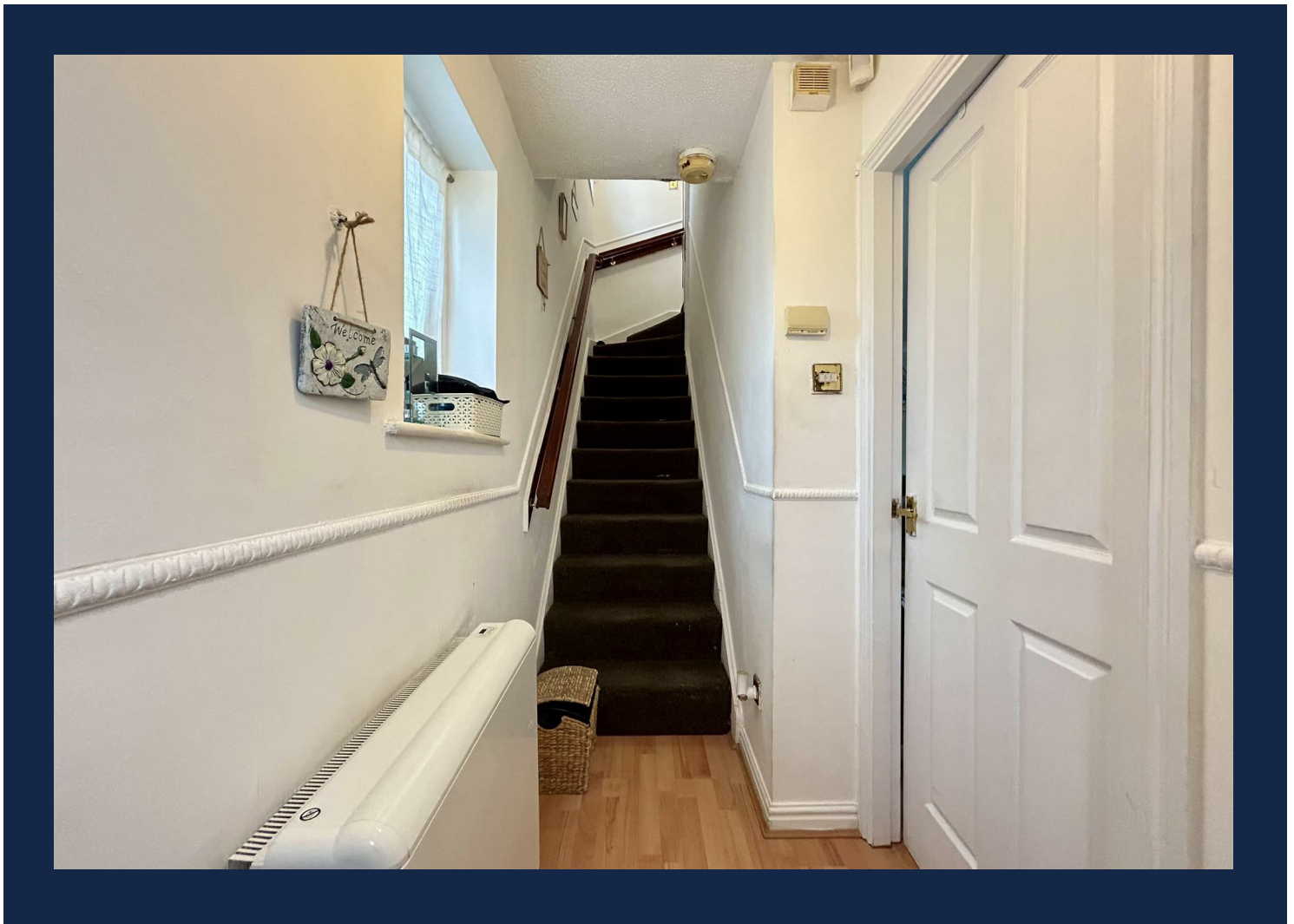
# Grove.

FIND YOUR HOME



94 St. Marks Road  
Dudley,  
West Midlands  
DY2 7SD

Auction Guide £200,000



Situated on St. Marks Road in Dudley, this well-presented semi-detached home offers an excellent opportunity for families and first-time buyers alike. The property is ideally located within easy reach of a range of local amenities, well-regarded schools, and green spaces, making it a highly convenient and desirable place to live.

Dudley town centre is just a short distance away, providing a variety of shops, supermarkets, and leisure facilities. The property is also well positioned for access to major road networks, including the A4123 and M5 motorway, making it ideal for commuters.

To the front, the property benefits from a driveway and garage, offering ample off-road parking. Entry is via a welcoming entrance hall, leading into a comfortable lounge and a spacious kitchen-diner, complete with patio doors opening onto the rear garden, perfect for both everyday living and entertaining. Upstairs, the property comprises three bedrooms and a family bathroom, providing practical accommodation for growing families. Externally, the rear garden features a patio area and lawn, along with convenient access into the garage, creating a versatile outdoor space.

Whether you are looking to settle into your first home or seeking a smart investment opportunity, this property on St. Marks Road combines practicality, location, and potential. Early viewing is highly recommended to fully appreciate what this home has to offer. JH 07/04/2026 EPC=D







#### Approach

Via a tarmac driveway, front lawn, double glazed obscured front door into entrance hall.

#### Entrance hall

Obscured window to side, storage heater, dado rail, ceiling rose, fuse box, door to reception room and stairs to first floor accommodation.

#### Reception room 15'1" x 10'5" (4.6 x 3.2)

Double glazed bay window to front, coving to ceiling, ceiling rose, dado rail, feature electric fire with wooden surround, storage heater, door into kitchen diner.

#### Kitchen diner 8'10" x 10'5" (2.7 x 3.2)

Double glazed window to rear, double glazed sliding patio door to rear, wooden wall and base units with work surface over, splashback tiling to walls, space for fridge freezer, oven, hob, extractor, integrated dishwasher, space for washing machine, one and a half bowl sink with mixer tap and drainer, door to under stairs storage.

#### First floor landing

Loft access with ladder, door to airing cupboard housing immersion heater, doors into three bedrooms and bathroom.

#### Bedroom three 5'6" x 8'10" (1.7 x 2.7)

Double glazed window to rear, coving to ceiling, electric radiator.

#### Bedroom one 13'1" x 8'2" (4.0 x 2.5)

Double glazed window to rear, coving to ceiling, fitted wardrobes and drawers, dado rail, electric radiator.

#### Bedroom two 10'9" x 7'6" (3.3 x 2.3)

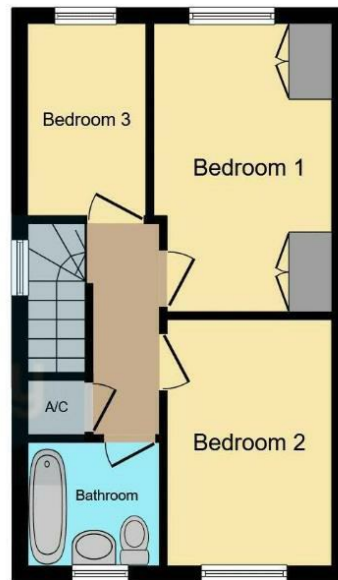
Double glazed window to front, coving to ceiling, electric radiator.

#### Bathroom

Double glazed obscured window to front, low level flush w.c., vanity wash hand basin with mixer tap, bath with electric shower over.



**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

Rear garden  
Slabbed patio area with lawn and shed.

Garage 18'8" x 7'10" (5.7 x 2.4)  
Up and over door, electrics, window to rear and door to rear.

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 C

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 your 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 form 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 form 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.