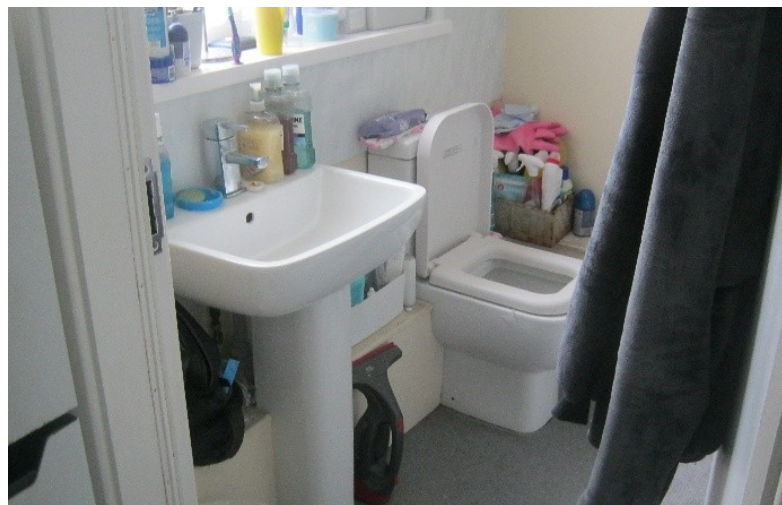




Burton Road | Dudley | DY1 3TB

EDWARD  
**mellor**



TO BE SOLD BY AUCTION ON 13TH – 14TH MAY 2026 UNLESS SOLD PRIOR UNDER AUCTION TERMS.

18 Burton Road, Dudley, DY1 3TB.

Tenanted terraced house not yet inspected by Edward Mellor but reported to comprise lounge, dining room, kitchen, bathroom/wc and to the first floor three bedrooms. Rear garden. Gas central heating and double glazing. Let on a periodic AST from 13/04/18 with a scheduled rent increase due to 01/05/25 to £700 per month. Please respect the tenant's privacy. Located in close proximity to a range of amenities, schools, shopping facilities, food/drink establishments and more. Recreational facilities can be found at Burton Road Park, Priory Park and a little further away, Seven Sisters Caverns and Cotwall End Local Nature Reserve.

## Additional Information

Here is a similar property taken from Land Registry which has sold close by that highlights the potential:

31, Elwell Crescent, Dudley, DY1 3RL sold on 25/09/25 for £152,000 Terraced 3 beds

The area also offers excellent road and transport links for travel both locally and further afield. Local schooling is provided by Wren's Nest Primary School and Bishop Milner Catholic College. Tenant ready property rental values in the area are in the region of £900 per month. EPC on order. Photos provided by seller.

## Auction consultant dealing with this property

Kate Freer

## In order to bid at our online auction

You will first need to create an account. This requires you to verify your email address, by clicking an activation link that we'll send to you. Once you've created an account you can watch lots that you're interested in (you'll be kept up-to-date throughout the auction cycle), as well as gain access to the legal packs. In order to place a bid on a lot, you will need to complete the bidder registration steps, as detailed below. The first time you register to bid you will be asked to verify your mobile number and upload copies of your photo ID (driver's licence or passport) and recent proof of address (dated in the last 3 months). We can then easily keep in touch and will identify you in the event of you purchasing a lot. You will also need to add your solicitor information on registration.

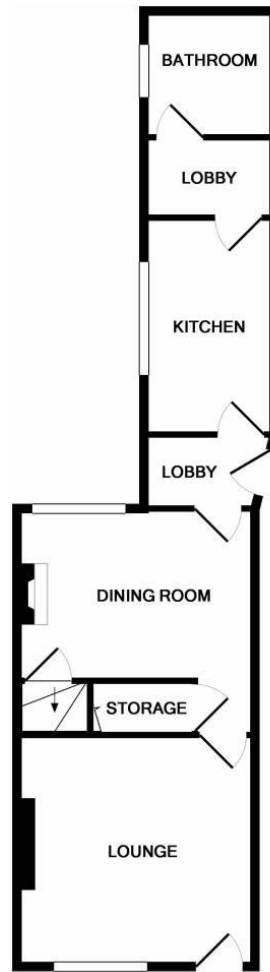
## Important notice

Before bidding, it is essential that you read our Online Auction Buying Guide. This is on our website [www.edwardmellor.co.uk/news/online-auction-buying-guide](http://www.edwardmellor.co.uk/news/online-auction-buying-guide). You must not bid unless you have made yourself fully aware of the auction process. If you need help with this, please contact a member of the team. If you are borrowing money from a financial institution please make sure they can provide the funding in a timely manner, as there are currently extreme demands. Please call us on 0161 443 4740 to discuss your individual circumstances or email [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)

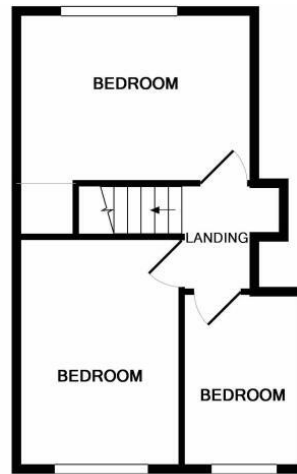


# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Important Information

- Council Tax Band: A
- Tenure: Freehold

## EPC Rating

Mellor House, 65-81 St Petersgate, SK1 1DS  
T: 0161 443 4740  
E: [auction@edwardmellor.co.uk](mailto:auction@edwardmellor.co.uk)

*The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.*