

for sale

guide price **£240,000** Freehold



Spring Parklands Dudley DY1 2DN

DETACHED FAMILY HOME offering the benefit of EXTENDED Accommodation, Lounge, Diner, Kitchen/Sunroom, FOUR BEDROOMS, Family Bathroom + En Suite To DOWNSTAIRS Bedroom, Driveway, Garage/store, NO UPWARD CHAIN and located in a sought after area with amenities close to hand.

Spring Parklands Dudley DY1 2DN

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.

Porch

Lounge

13' 10" x 10' 5" (4.22m x 3.17m)

Dining Room

12' 10" x 10' 4" (3.91m x 3.15m)

Fitted Kitchen / Family Room

19' 6" max x 8' min (5.94m max x 2.44m min)

Bedroom One

14' 4" x 12' 10" (4.37m x 3.91m)

En Suite Shower Room



On The First Floor

Landing

Bedroom Two

14' x 10' 6" (4.27m x 3.20m)

Bedroom Three

10' 8" x 10' 2" (3.25m x 3.10m)

Bedroom Four

11' x 7' 4" (3.35m x 2.24m)

Family Bathroom

Outside

Garage / Store

16' x 7' 3" (4.88m x 2.21m)

Agents Notes

Title WR2872 contains beneficial rights or easements

Here is a summary but a property lawyer can advise further:- The property benefits from certain rights granted in the 1965 Transfer. These are legal permissions to use or access parts of neighbouring land for specific purposes.

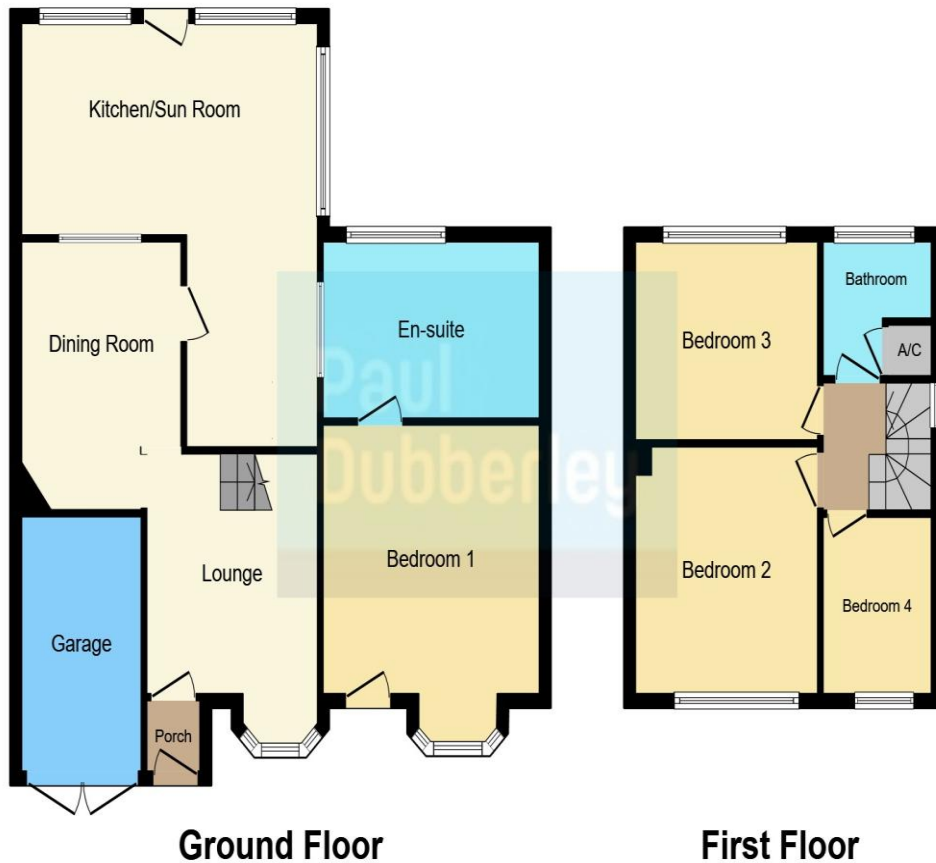
The property is also subject to rights reserved for others, meaning neighbours or utility companies might have the legal right to use or access parts of this land.

These are binding promises that limit how the land can be used, such as rules about what can be built or how the property is maintained.

There are specific rules regarding boundary structures, which are the fences, walls, or hedges that mark the edge of the property.

There are provisions regarding light and air, which usually prevent the owner from building anything that would unfairly block a neighbour's natural light or airflow.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Paul Dubberley on

T 0121 522 3733
E greatbridge@pauldubberley.co.uk

73 Great Bridge
 TIPTON DY4 7HF

Property Ref: PTI103016 - 0012

Tenure:Freehold EPC Rating: D

Council Tax Band: C

check out more properties at PaulDubberley.co.uk



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.pauldubberley.co.uk | www.rightmove.co.uk | www.zoopla.co.uk