



Cedar Road, Dudley

DY1 4HP

Taylors

**Offers in the Region of
£175,000**

Bedrooms: 2 | Bathrooms: 2 | Receptions: 2

FOR SALE BY MODERN AUCTION T & C'S APPLY - A WONDERFULLY PRESENTED semi detached property, located in popular area of Dudley, within walking distance of local shops schools & other amenities. This DECEPTIVELY SPACIOUS family home is gas centrally heated & UPVC double glazed while benefiting from; hallway, ATTRACTIVE LOUNGE, STUNNING OPEN-PLAN KITCHEN-DINER opening up to conservatory, first floor landing with TWO DOUBLE BEDROOMS (with en-suite shower room to main) impressive family bathroom, useable loft space (with mains power, lighting, roof lights, currently used as a double bedroom), enclosed rear garden & driveway to fore.

EPC - D. Council Tax - A. Tenure - Freehold.

Construction: Brick with a pitched interlocking tile roof. All mains services are connected.

Broadband/Mobile coverage: checker.ofcom.org.uk/en-gb/broadbandcoverage/

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker.

Flood Risk - Greater than 3.3% chance per annum.

SEDGLEY BRANCH

Hallway

Utility Room - 2.41m x 2.41m (7'11" x 7'11")

Lounge - 3.76m x 2.46m (12'4" x 8'1")

Open plan kitchen diner - 5.64m x 4.47m (18'6" x 14'8")

Conservatory - 4.22m x 3.68m (13'10" x 12'1")

first floor landing

bedroom - 3.23m x 3.05m (10'7" x 10'0")

en suite - 2.01m x 1.22m (6'7" x 4'0")

Bedroom - 3.61m x 2.67m (11'10" x 8'9")

Bathroom - 2.57m x 2.18m (8'5" x 7'2")

Loft - 4.7m x 2.87m (15'5" x 9'5")

Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.8% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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Council Tax Band: A

Tenure: Freehold

Property Type: Semi Detached House

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- SEMI DETACHED
- TWO DOUBLE BEDROOMS
- GAS CENTRALLEY HEATED AND DOUBLE GLAZED
- USEABLE LOFT SPACE WITH MAINS POWER, LIGHTING AND ROOF LIGHTS (CURRENTLY USED AS A BEDROOM)
- WALKING DISTANCE OF LOCAL SHOPS AND AMENITIES
- DRIVEWAY TO FORE
- STUNNING OPEN PLAN KITCHEN-DINER

GENERAL INFORMATION: As the sellers estate agents we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may effect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquires before making any transactional decisions. Such can be provided free from any charge. Taylors would stress that they have NOT checked the legal documents to verify the status of the property and the buyer is advised to obtain verification from their solicitor or surveyor. FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. Taylors have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. PROPERTY MISDESCRIPTIONS ACT 1991: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Taylors branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do Taylors accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. FLOORPLAN - FOR GUIDE PURPOSES ONLY: 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. This floor plan is provided strictly for the purpose of providing a guide and is not intended to be sufficiently accurate for any purpose. Taylors Estate Agents do not accept any responsibility for errors or misuse. Prospective buyers must always seek their own verification of a layout, or seek the advice of their own professional advisors (surveyor or solicitor). These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.

MISREPRESENTATION ACT 1967

These particulars do not constitute any part of an offer or a contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make nor give and neither Taylors nor any person in their employment, has any authority to make or give any representation or warranty whatsoever in relation to this property.



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