

for sale

guide price **£150,000** Freehold



Richards Road TIPTON DY4 9JN

SEMI DETACHED FAMILY HOME in a **EXCELLENT LOCATION**, close to **SCHOOLS AND** many **LOCAL AMENITIES**. 2 Bedrooms, Lounge, 2nd Reception Room, Kitchen Extension (Single Skin Brick) Shower Room, Driveway & Gardens. **CASH OFFERS ONLY** - Due to Kitchen Extension.

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

Entrance Hall

Having stairs to first floor

Downstairs Cloak/Shower Room

8' 9" x 4' 6" (2.67m x 1.37m)

Lounge

13' 1" max x 12' max (3.99m max x 3.66m max)

2nd Reception Room

10' 2" max x 7' 4" max (3.10m max x 2.24m max)

Kitchen

9' 2" x 4' 7" (2.79m x 1.40m)

On The First Floor

Landing

having Loft access



Bedroom One

14' 9" max x 10' max (4.50m max x 3.05m max)

Having built in Wardrobes

Bedroom Two

10' 7" x 9' 5" (3.23m x 2.87m)

Family Shower Room

Having Double walk in Shower

Outside

To Front

Driveway & Lawn

To Rear

Rear Garden

having patio area, Lawn and gate to side, Garage with Asbestos Roof

Agents Notes

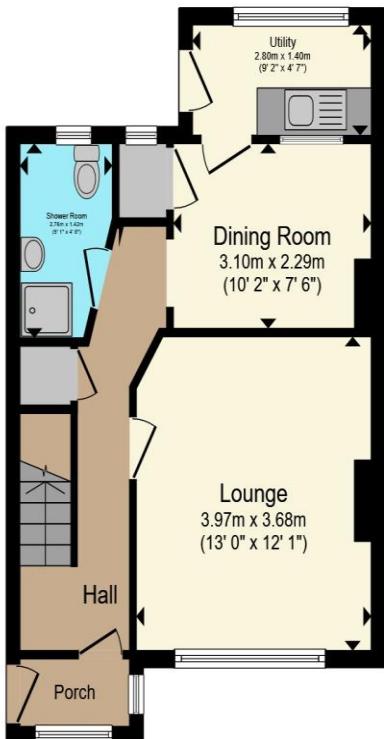
Agents Notes: ' The property has an extension which is of non standard construction [Single Skin Brick] please speak with your conveyancer'

'This property is in a former mining area, it will be beneficial to conduct a mining search,

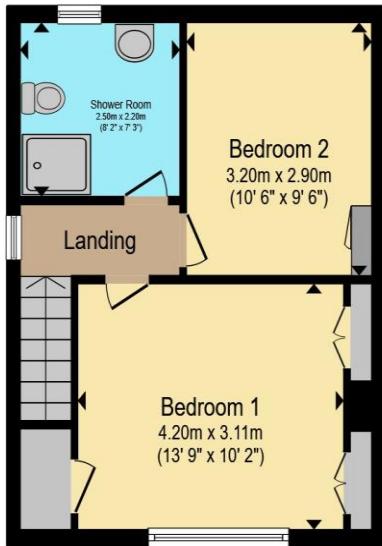
please speak with your conveyancer.' - Coal Mining Report available to View - please contact branch

We are advised that there is an asbestos roof to the garage at the property. Interested parties should contact the branch for more information and make further enquiries to ensure the property meets your own individual requirements in terms of financing options and any associated costs.





Ground Floor



First Floor

Total floor area 76.4 m² (822 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

**Paul
Dubberley**

To view this property please contact Paul Dubberley on

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**73 Great Bridge
TIPTON DY4 7HF**

Property Ref: PTI104889 - 0008

Tenure:Freehold EPC Rating: D

Council Tax Band: A

view this property online PaulDubberley.co.uk/Property/PTI104889



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.

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