



Taylors

Raglan Street, Brockmoor, Brierley Hill, DY5 3XZ

Guide Price £145,000

 2  2  2



For sale by the Modern Method of Auction! An INCREDIBLY SPACIOUS & HUGELY DECEPTIVE, VICTORIAN STYLE, END-OF-TERRACE RESIDENCE superbly situated within this EXTREMELY DESIRABLE & POPULAR RESIDENTIAL LOCATION, and furthermore encompassing a VERY WELL PROPORTIONED layout of accommodation with Gas Central Heating from a Recently Installed Boiler System. This CHARACTERFUL PROPERTY offers YOUNG FAMILIES or the more DISCERNING FIRST TIME BUYERS an EXCITING OPPORTUNITY to purchase a LOVELY & CHARMING FAMILY HOME, which together with being for sale with NO UPWARD CHAIN, offers the PERFECT COMBINATION of Traditional Living, Deceptively Spacious Accommodation and a Hugely Convenient Residential Location. An EARLY VIEWING is ESSENTIAL if to appreciate the accommodation on offer, which in brief comprises: Two Spacious & Charming Reception Rooms, Fitted Kitchen, Ground Floor House Bathroom, Landing, Two Well Proportioned First Floor Bedrooms (Master Bedroom with En-Suite Shower Room) and Top Floor Versatile & Large Loft / Attic Space with a Variety of Potential Uses. Externally with Secluded & Low Maintenance Cottage Style Rear Garden with Astro Turf Lawn and Potential To Add Off-Road Parking To The Rear of the garden (with Dropped Kerb Already In Place). There is also a Useful Shared Side Passage which provides an alternative approach to the properties internal accommodation. This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

ROOM DIMENSIONS (Measurements taken at widest available points)

Reception Room 1 - 3.8m x 3.6m (12'5" x 11'9")

Reception Room 2 - 3.8m x 3.6m (12'5" x 11'9")

Fitted Kitchen - 4m x 2.2m (13'1" x 7'2")

Ground Floor Bathroom

Bedroom 1 - 4.7m x 3.6m (15'5" x 11'9")

En-Suite Shower Room

Bedroom 2 - 3.8m x 2.7m (12'5" x 8'10")

Spacious & Versatile Loft / Attic Space - 5.6m x 3.8m (18'4" x 12'5")

Lovely & Secluded Rear Garden

EPC: D. Council Tax Band: A. All main services connected. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Construction: We believe the property is of a standard construction type (this must be checked by any potential buyers conveyancing solicitor / surveyor). According to gov.uk, there is a very low risk of yearly flooding. Tenure: Freehold. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage AML checks on our behalf if you have an offer accepted on this property (£48 per buyer).

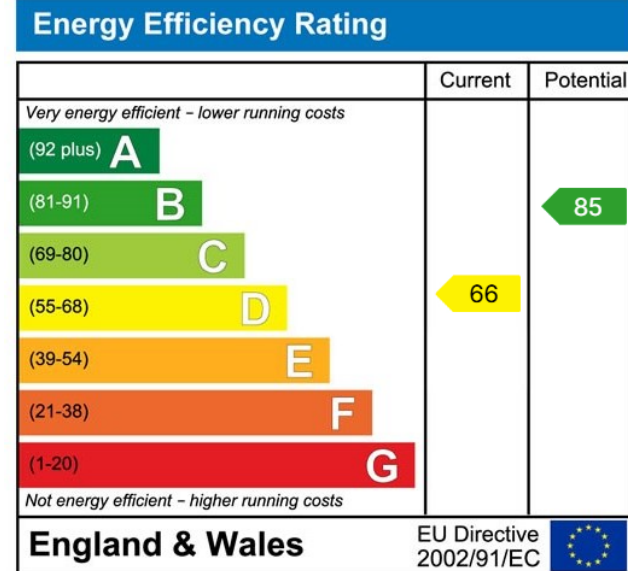


Raglan Street, Brockmoor, DY5 3XZ



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).

- INCREDIBLY SPACIOUS & HUGELY DECEPTIVE, END-OF-TERRACE RESIDENCE
- NO UPWARD CHAIN
- LOVELY & SECLUDED REAR GARDEN
- GOOD ARRAY OF AMENITIES CLOSE BY
- IDEAL FOR YOUNG FAMILIES OR THE MORE DISCERNING FIRST TIME BUYERS
- FOR SALE BY THE MODERN METHOD OF AUCTION
- TWO WELL PROPORTIONED FIRST FLOOR BEDROOMS & LARGE ATTIC SPACE
- POPULAR & DESIRABLE RESIDENTIAL LOCATION
- TWO CHARMING & SPACIOUS RECEPTION ROOMS
- EXCELLENT RANGE OF REGULAR TRANSPORT LINKS & LOCAL SCHOOLING WITHIN CLOSE PROXIMITY



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 themselves 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 about this property. As the seller's estate agents, we are not surveyors or conveyancing experts, and we cannot comment on the property's condition or issues relating to the title or other legal issues that may affect this property unless we have been made aware of such matters. Interested parties should employ professionals to make such enquiries before making transactional decisions. **EPC:** can be supplied free of charge. **CONSUMER PROTECTION REGULATIONS (2008):** These particulars have been prepared with care and approved by the vendors (where possible) but are intended as a guide 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. **FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included in the sale price. Taylors have NOT tested any apparatus, equipment, fixture or fitting and cannot verify they are in working order or fit for their purpose. **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. **FLOOR PLAN:** This plan is for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.