

Connells

Castle Court The Minories
Dudley

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Dudley DY2 8PG

for sale guide price
£75,000







Property Description

A well-maintained apartment on an upper floor, ideally situated in the heart of Dudley. This historic market town in the West Midlands is renowned for its industrial heritage and attractions, including the Black Country Living Museum and Dudley Castle. Residents can enjoy a range of urban amenities, green spaces, canals and a local market, while excellent bus links and a forthcoming tram connection provide access to Birmingham and Wolverhampton. Dudley College and Russells Hall Hospital are also nearby.

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.

Communal Entrance

intercom, communal entry, lifts and stairs to accommodation.

Hallway

intercom, storage cupboard

Lounge/ Kitchen

19' 8" x 13' 5" (5.99m x 4.09m)

Bedroom One

11' 1" max x 8' 6" (3.38m max x 2.59m)

Bedroom Two

10' 6" x 6' 7" (3.20m x 2.01m)

Shower Room

9' 2" x 6' 7" (2.79m x 2.01m)

Lease Information

LEASE INFORMATION

We have been advised the following Leasehold Tenure Information & Costs : -

, which means there are currently years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquires.

Current Ground Rent Approximately £ per annum

Current Annual Service Charge of £ per annum

Building Insurance

Prospective Purchasers please note we have not had any of the Information or Charges verified by a Conveyancer / Solicitor and would advise all Prospective Purchasers to check and verify details and costs with their Conveyancer / Solicitor

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.





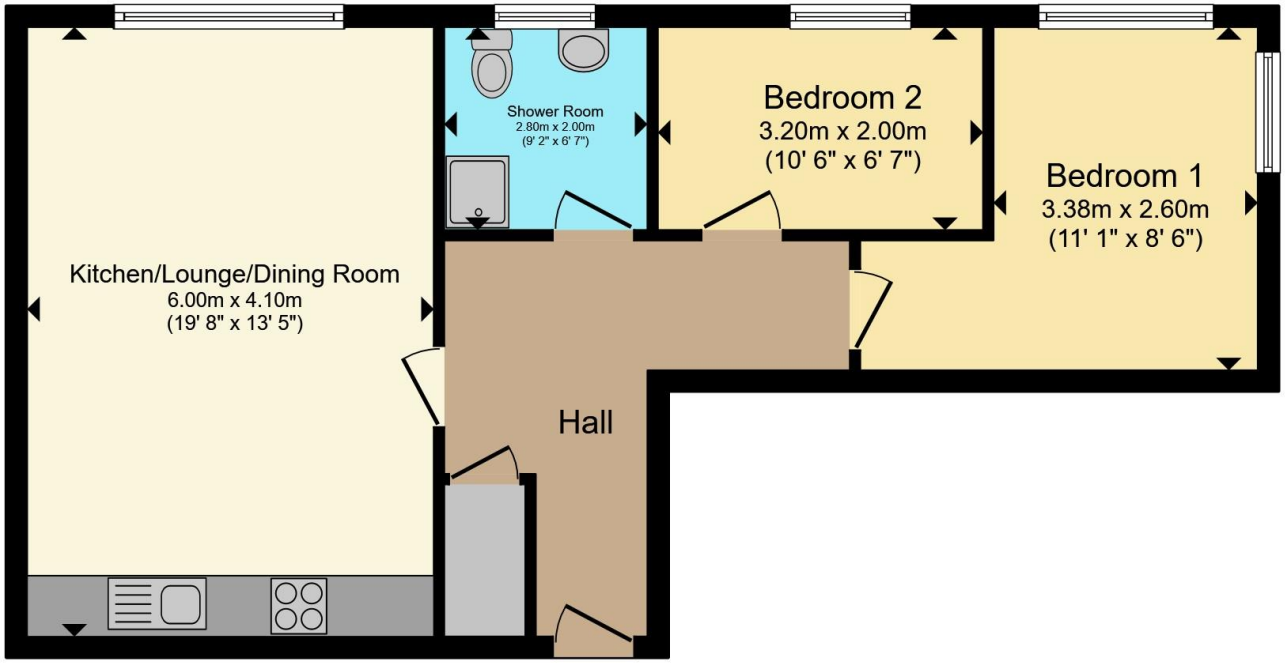












Total floor area 56.9 m² (612 sq.ft.) approx

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

Connells

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: D

Council Tax Band: A

Service Charge: 2028.36

Ground Rent: 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/DUD315136

This is a Leasehold property with details as follows; Term of Lease 15 years from 30 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.