Bloore King & Kavanagh
Sales & Lettings









**16 Woodfield Avenue**

Brierley Hill, DY5 4RE

**By Auction £185,000**

**Approach**
Sloping private driveway to front laid with tarmac and having decorative block paved borders. Raised garden which is hardscaped with stone chippings and some minor shrubbery. Access to front and garage available.

**Entrance Hallway**
Stairs leading to first floor accommodation. Vinyl flooring. Coving. Under stairs cupboard housing meters and consumer unit.

**Lounge**
Window to front. Gas fire installed within wooden surround. Coving.

**Kitchen**
Window to rear. A range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, freestanding gas cooker and a freestanding under counter fridge. Partly tiled walls and vinyl flooring. Side access door into utility.

**Utility**
Window to rear. Access door to rear and internal door into garage. Plumbed for a washing machine.

**Garage**
Window to side. Double garage doors opening to the front. Electrics installed.

**Dining Room**
Window to rear. Sliding patio door opening into the rear garden. Coving.

**Bedroom One**
Window to front.

**Bedroom Two**
Window to rear. Laminate flooring.

**Bedroom Three**
Window to front. Laminate flooring.

**Bathroom**
Three piece suite comprising of; paneled bath with electric shower unit over, pedestal wash hand basin and low level flush Wc. Partly tiled walls and vinyl flooring. Built in cupboard housing boiler. Window to rear.

**Rear of Property**
Slabbed dining patio area on entry with a shed installed. Long garden mainly laid to lawn with mature shrubbery and some bushes/trees on it's borders.

**Brochure Declaration**
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. B K and K 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. CONSUMER PROTECTION REGULATIONS 2008: 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 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 B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.

**Modern Method Auction**







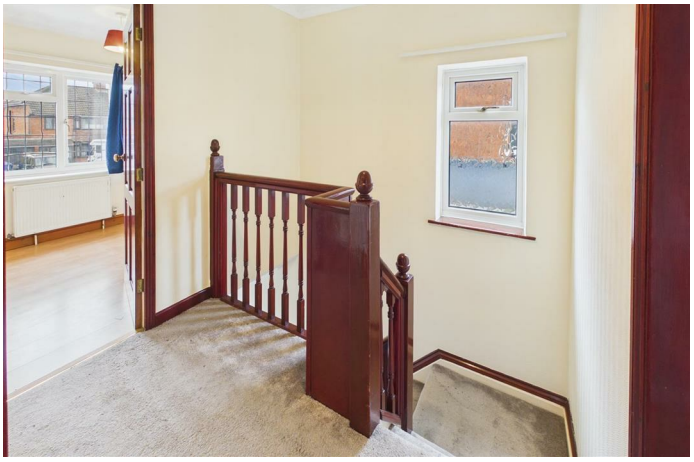


Starting Bid and Reserve Price
*Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is powered by IAM Sold.

Auctioneer's Comments
This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 56 days to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the Buyer pays a non-refundable Buyer Reservation Fee of 4.50% including VAT of the purchase price. This is subject to a minimum amount of £6,600.00 including VAT. The Buyer will consider the Reservation Fee within the total amount they wish to pay for the property. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation from and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by iam-sold Ltd. Reservation Fee is in addition to the final negotiated selling price.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements