

# AUCTION

**SKITTS**  
ESTATE AGENTS



**Holborn House, High Holborn, Sedgley  
Dudley, DY3 1SP**

**Auction Guide Price £100,000**

01902 686868

**We Value Your Home**



An outstanding Penthouse style apartment offering stunning and spacious accommodation, for sale by way of The Modern Method of Auction. This impressive four bedroom family size home arranged over two floors is well presented and provides versatile accommodation that simply must be seen to be appreciated.

The apartment forms part of the old council building, oozing character and charm with feature high ceilings and feature floor height windows, yet offering modern and flexible style living.

This well maintained home benefits from a range of noteworthy features including: underfloor heating, double glazing, dining kitchen with integrated appliances, family bathroom plus ensuite shower room, a spacious living room, spacious reception hall and landing, off road parking and a delightful roof terrace.

The property is offered with no upward chain and to CASH BUYERS preferably. This stylish home is situated in the heart of Sedgley having easy access to a range of amenities including shops, schools and public transport services.

**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. 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 4.2% 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.

**Approach** By way of electric wrought iron gates into communal secure parking area and video intercom system.

**Reception Hall** Having storage cupboard, cloakroom off and stairs to further accommodation.

**Cloakroom** Having low flush WC, wash hand basin, ceramic wall tiling, extractor fan and chrome heated towel rail.





**Living Room** 22' 2" x 12' 9" (6.75m x 3.88m) Having two double glazed windows.

**Sitting Room/Bedroom Four** 9' 2" x 7' 9" (2.79m x 2.36m) Having double glazed window.

**Dining Kitchen** 14' 3" x 13' 8" (4.34m x 4.16m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, built in oven with 4 ring electric hob and cooker hood, integrated refrigerator, freezer and dishwasher. Plumbing for washing machine, range of fitted wall cupboards, cupboard housing combination boiler, ceramic wall tiles and two double glazed windows.

**Landing** Having double glazed Velux window.

**Bedroom One** 16' 6" x 10' 9" (5.03m x 3.27m) (Max) Having double glazed window.

**En-suite** Having shower cubicle with shower fitting, pedestal wash hand basin and low flush WC, chrome heated towel rail, extractor fan and flush ceiling spot lights.

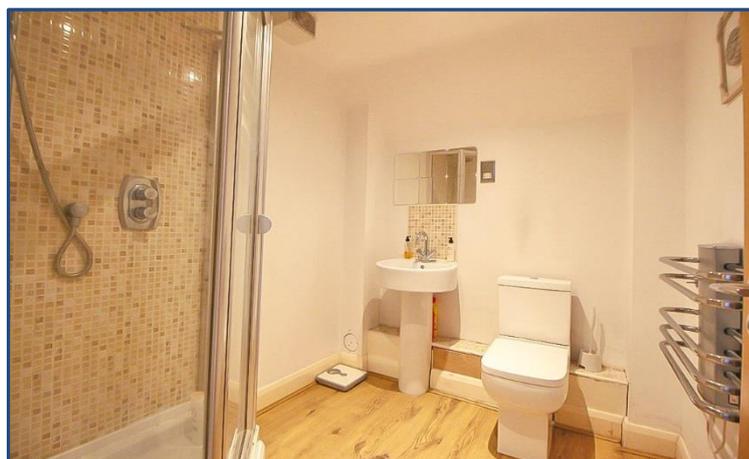
**Bedroom Two** 15' 5" x 7' 7" (4.70m x 2.31m) Having double glazed window overlooking terrace area with timber decking.

**Bedroom Three** 11' 9" x 10' 2" (3.58m x 3.10m) Having double glazed Velux window.

**Bathroom** 10' 9" x 6' 1" (3.27m x 1.85m) Having 'White' suite comprising: panelled bath with shower fitting, pedestal wash hand basin and low flush WC. Ceramic wall tiling, extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed Velux window.

**Allocated Parking** There is one allocated parking space.

**Lease Information** We have been notified by the current owners that 135 years remain and there is a service charge of £400.00 per month (This information is approximate and should be confirmed by your Legal Representative).





| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92-100)                                    | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         |           |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> |         |           |
| (21-38)                                     | <b>F</b> |         |           |
| (1-20)                                      | <b>G</b> |         |           |
| Not energy efficient - higher running costs |          |         |           |

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