

AUCTION

SKITTS

ESTATE AGENTS



St. Mary's Close, Sedgley
Dudley, DY3 1LD

Auction Guide Price £250,000

01902 686868

We Value Your Home



An extended detached residence offered for sale by way of The Modern Method of Auction, occupying a particularly delightful and quiet position in a cul-de-sac a short distance from Sedgley Town centre and a range of amenities.

This impressive three bedroom home offers spacious family size accommodation and is for sale with no upward chain. The property benefits from a range of noteworthy features including: central heating, double glazing, ample off road parking, living room, dining area plus garage conversion providing an additional room, office space, fitted kitchen with utility area off and a stylish shower room. There is a private garden to the rear. Interior viewing is HIGHLY recommended.

Council Tax D. Energy Rating C. Tenure FREEHOLD.

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 gravel driveway providing off road parking for numerous vehicles past lawn fore garden.

Entrance Porch Having double glazed windows and door.

Reception Hall Having laminate flooring and central heating radiator.

Downstairs WC Having low flush WC, wash hand basin, ceramic wall tiling, central heating radiator and double glazed window.

Living Room 12' 4" x 12' 0" (3.76m x 3.65m) Having coal effect gas fire with marble type surround, hearth and fireplace, laminate flooring, central heating radiator, double glazed bow window and archway to dining area.

Dining Room 11' 6" x 9' 11" (3.50m x 3.02m) Having central heating radiator and double glazed window.



Room (formerly garage) 13' 0" x 7' 4" (3.96m x 2.23m) Having laminate flooring, central heating radiator and double glazed bow window.

Dining Kitchen 15' 7" x 9' 9" (4.75m x 2.97m) 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, range of fitted wall cupboards, ceramic wall tiles and laminate flooring. Under stairs cupboard, central heating radiator, double glazed window and door leading out.

Utility 8' 8" x 7' 7" (2.64m x 2.31m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, fitted wall cupboards, ceramic wall and floor tiling. Central heating radiator and double glazed window.

Office/Storage Area 8' 10" x 8' 4" (2.69m x 2.54m) Having fitted work top, laminate flooring and storage cupboard housing Worcester combination boiler.

Landing Having loft hatch for access, airing cupboard and double glazed window.

Bedroom One 12' 1" x 11' 8" (3.68m x 3.55m) Having built in wardrobes with sliding doors, central heating radiator and double glazed window.

Bedroom Two 11' 0" x 10' 1" (3.35m x 3.07m) Having laminate flooring, central heating radiator and double glazed window.

Bedroom Three 8' 0" x 7' 6" (2.44m x 2.28m) Having laminate flooring, central heating radiator and double glazed window.

Shower Room 7' 5" x 5' 4" (2.26m x 1.62m) Having 'White' suite comprising: shower cubicle with shower fitting, wash hand basin built into vanity unit and low flush WC. Extractor fan, flush ceiling spot lights, chrome heated towel rail and double glazed window.

Rear Garden Enclosed and private from neighbouring properties, paved patio area, neat lawn area, numerous flowers and flowering shrubs. Garden shed and gated side access.

TENURE: Freehold. References to the Tenure of this property are based upon information supplied by the seller. The Agents has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor.

COUNCIL TAX BAND: D
EPC RATING: C

FIXTURES & FITTINGS: All fixtures and fittings other than those mentioned within these particulars are expressly excluded, although agreement on certain items may be reached separately with the vendor.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

NOTICE These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only. Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

DISCLOSURE As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of Mortgage Brothers Ltd to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we **may receive a commission**.

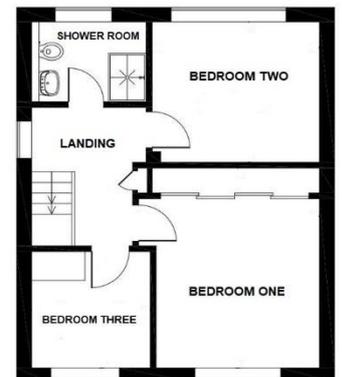
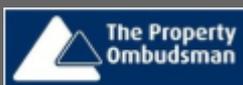
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Ground Floor **First Floor**
 Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.