



Auction Guide Price £550,000

**Dudley Road, Sedgley,
Dudley, DY3 1ST**

SKITTS
PREMIER HOME

Accommodation

MUST BE SEEN TO BE APPRECIATED. An outstanding residence with a range of delightful and original features offering impressive and spacious accommodation that must be seen to be appreciated. This particularly substantial home currently being used as a care home is for sale by way of The Modern Method of Auction and with no upward chain.

The property known as Stanford House provides excellent accommodation with 8 bedrooms plus a self contained flat on the second floor all providing versatile living for a range of uses. This stunning home is conveniently situated within walking distance from Sedgley centres and a range of amenities. Thought to be an ideal family home or home of multiple occupancy any potential buyer is highly recommended to view the interior to fully appreciate the accommodation. The spacious and impressive property benefits from central heating, double glazing, ample off road parking, a pleasant rear garden and must see far reaching views. The property is for sale with no upward chain.

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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 block paved driveway providing off road parking for numerous vehicles.

Entrance Porch Having Minton floor tiling.

Hallway Having Minton floor tiling, under stairs cupboard, central heating radiator, access to cellar and WC off: Having low flush WC and wash hand basin.

Lounge 17' 2" x 16' 0" (5.23m x 4.87m) Having coal effect gas fire with feature surround, central heating radiator and double glazed bay window.

Cellar 12' 7" x 8' 0" (3.83m x 2.44m) Having storage.

Bedroom One 14' 3" x 11' 9" (4.34m x 3.58m) Having wash hand basin, central heating radiator and two double glazed windows.

Lounge Two 12' 1" x 11' 6" (3.68m x 3.50m) Having gas fire with briquette surround and archway leading to dining area.

Dining Area 26' 6" x 12' 1" (8.07m x 3.68m) Having laminate flooring, two central heating radiators and double glazed sliding doors leading out.

Lobby Having central heating radiator and having two bedrooms and shower room off.

Bedroom Two 12' 10" x 9' 0" (3.91m x 2.74m) Having wash hand basin, central heating radiator and double glazed window.



Accommodation

Bedroom Three 13' 9" x 10' 7" (4.19m x 3.22m) Having wash hand basin, central heating radiator and double glazed window.

Shower Room 10' 11" x 5' 8" (3.32m x 1.73m) Having shower fitting, low flush WC, wash hand basin, central heating radiator and door leading out.

Dining Kitchen 22' 7" x 12' 8" (6.88m x 3.86m) Having stainless steel sink top with fitted base units and work tops, wash hand basin, walk in pantry, two central heating radiators and two double glazed windows.

Rear Garden Having paved patio area, cold water tap, neat lawn area, pond, numerous flowers and flowering shrubs. Two garden sheds and gated side access.

First Floor Landing Having two central heating radiators, store room and WC off: Having low flush WC, wash hand basin, double glazed window and access to balcony.

Bedroom Four 14' 0" x 13' 6" (4.26m x 4.11m) Having wash hand basin, central heating radiator and double glazed window.

Bedroom Five 14' 3" x 12' 2" (4.34m x 3.71m) Having wash hand basin, central heating radiator and two double glazed windows.

Bathroom 13' 1" x 7' 0" (3.98m x 2.13m) Having panelled bath, low flush WC, wash hand basin, central heating radiator and double glazed window.

Bedroom Six 14' 3" x 8' 0" (4.34m x 2.44m) Having wash hand basin, central heating radiator and double glazed window.

Bedroom Seven 10' 4" x 10' 0" (3.15m x 3.05m) Having wash hand basin, central heating radiator and double glazed window.

Bedroom Eight 10' 6" x 10' 2" (3.20m x 3.10m) Having wash hand basin, central heating radiator and double glazed bow window.

Stairs to Second Floor (Self Contained Flat)

Kitchen 11' 4" x 8' 3" (3.45m x 2.51m) Having inset stainless steel sink top with fitted base units and decorative laminate work tops, wall cupboards, central heating radiator and double glazed window.

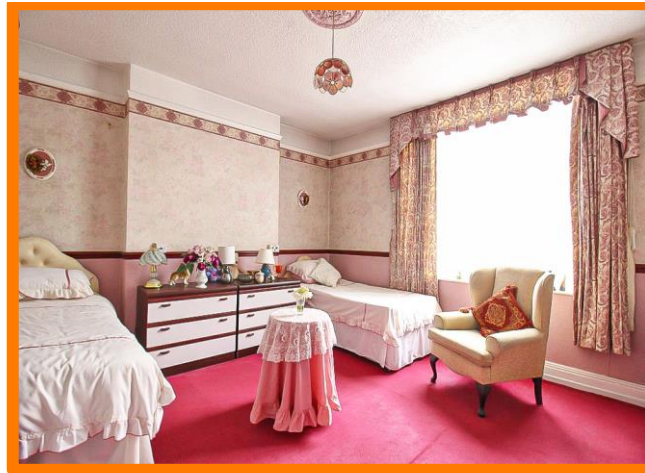
Bedroom 13' 5" x 8' 6" (4.09m x 2.59m) Having central heating radiator and double glazed window.

Bedroom 12' 4" x 12' 1" (3.76m x 3.68m) Having central heating radiator and double glazed window.

Lounge 19' 2" x 14' 1" (5.84m x 4.29m) Having fireplace, two central heating radiators, double glazed window, sliding doors out and stairs to third floor.

Third floor Landing Having laminate flooring, double glazed window and cupboard housing boiler of self contained flat.

Bedroom 11' 1" x 9' 2" (3.38m x 2.79m) Having laminate flooring, central heating radiator and single glazed window.



General Information

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: F
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.

VIEWING: By way of prior appointment with Skitts Estate Agents Skitts - Sedgley Tel: 01902 686868 Email: sedgley@skitts.net

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.

MARKET APPRAISAL: We offer a free no obligation valuation service. To find out the value of your property please call us today to arrange an appointment.

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 The Finance Family 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.

The Finance Family are authorised and regulated by the Financial Conduct Authority (FCA). Not all mortgages are regulated by the FCA. **Your home may be repossessed if you do not keep up repayments on your mortgage or other loans secured on it.**

If you require a legal advisor to handle your purchase we can refer you to our preferred panel of Solicitors. In such cases a commission of no more than £240 inc VAT for each referral may be received from that panel firm.

Floorplan



Measurements are approximate. Not to scale. Illustrative purposes only.
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PLEASE SIGN BELOW TO AGREE THAT THE DETAILS ARE ACCURATE TO THE BEST OF YOUR KNOWLEDGE

SIGNED :

DATE: