



33 Moncrieffe Close,  
Dudley, DY2 7DF

**Taylor's**



# 33 Moncrieffe Close, Dudley, DY2 7DF

*NICELY MAINTAINED & ATTRAC-  
TIVELY PRESENTED APARTMENT*

- ROOM DIMENSIONS
  - Entrance Hall
  - Bathroom - 6' 6" x 5' 6" (1.98m x 1.68m)
  - Bedroom - 11' 3" x 8' 8" (3.43m x 2.64m)
  - Sitting Room - 14' 4" x 10' 7" (4.37m x 3.22m)
  - Kitchen - 9' 3" x 6' 8" (2.82m x 2.03m)
- OUTSIDE
  - Allocated & Visitor Parking
  - Communal Gardens & Grounds
- ALL MEASUREMENTS TAKEN AT WIDEST AVAILABLE POINTS

These particulars are intended only as a guide and must not be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.





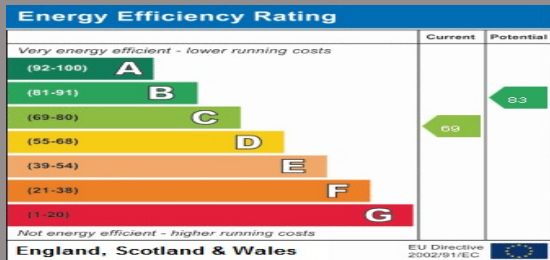
BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £55,000. FOR SALE WITH CURRENT TENANT IN SITU & TO BUY-TO-LET CASH INVESTORS ONLY. This NICELY MAINTAINED & ATTRACTIVELY PRESENTED APARTMENT enjoys a EASILY ACCESSIBLE GROUND FLOOR POSITION within this LOVELY & WELL DESIGNED DEVELOPMENT, which has DUDLEY TOWN CENTRE combined with a FANTASTIC RANGE of EXCELLENT TRANSPORT LINKS & LOCAL AMENITIES close by, and furthermore encompasses a DECEPTIVE & VERY WELL ARRANGED layout of accommodation. This MOST APPEALING PROPERTY is for sale with the CURRENT TENANT IN SITU & TO BUY-TO-LET CASH INVESTORS only and in brief comprises: Communal Hall, Flats Own Hall, Lovely Sitting Room with Dining Area, Modern Well Fitted Kitchen, Double Bedroom & White Suite Bathroom. This WONDERFUL INVESTMENT OPPORTUNITY also benefits from Allocated & Visitor Off Road Parking, Well Maintained Communal Gardens and Grounds & Double Glazing. EPC: C/Council Tax Band: A. Broadband / Mobile Coverage: According to Ofcom (the office of communications), standard, superfast & ultrafast broadband is available at this property. Tenure: Leasehold with an annual ground rent of £90 per year, an annual service charge of £1250 per year and with 58 years remaining on the lease. Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

BHS10047

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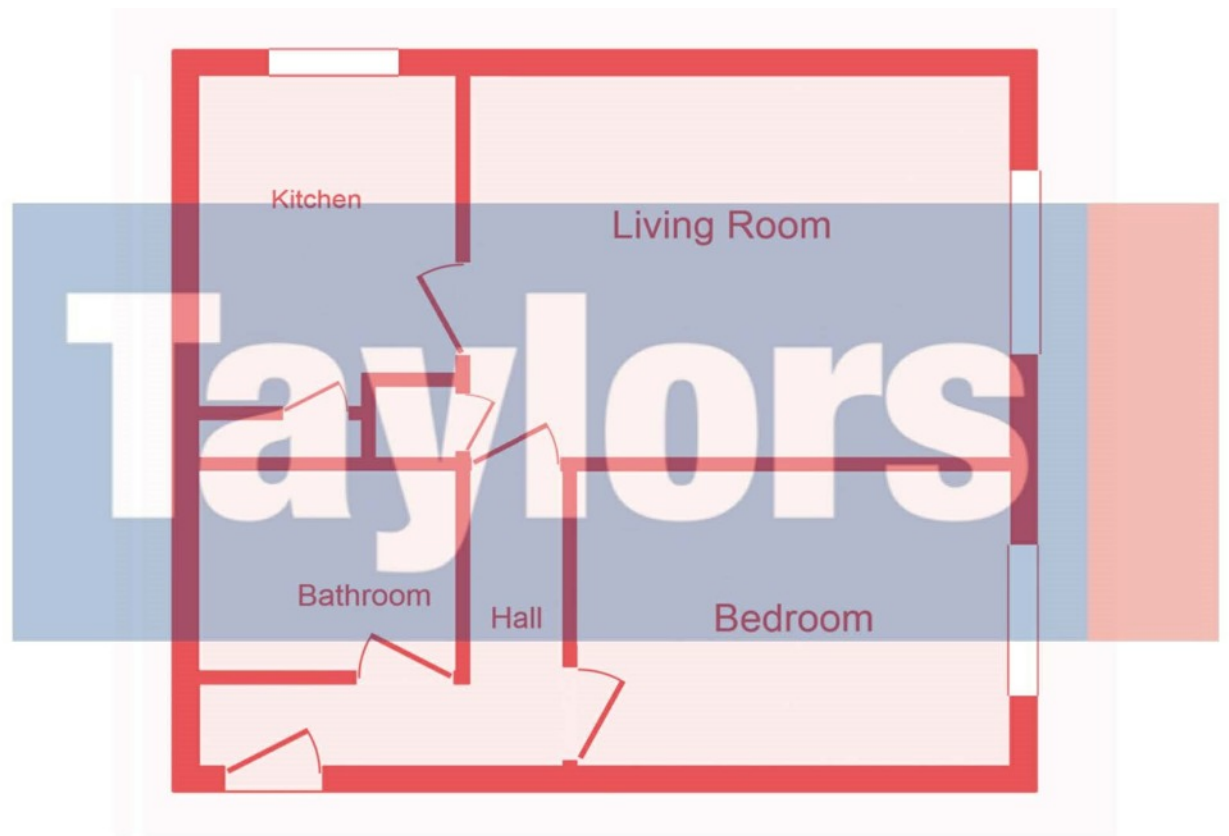
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# Taylor's

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