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For Sale

guide price **£130,000**



Victoria Road Quarry Bank Brierley Hill DY5 1DD

An attractive period terraced situated in a cul-de-sac in Quarry Bank. Available with no upward chain delay and the potential to make a stunning family home having many original features and plenty kerb appeal. Spacious throughout with two reception rooms and three bedrooms.

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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Outside

There is an archway to the side directly off the pavement. Providing access to rear elevation. Previous owner used this as access to store a small vehicle in the rear garage but most car would be too wide. But very useful to securely store motorbikes and bicycles.

Front Reception Room

Front door gives access to front room with double glazed window to front elevation, fireplace and door to;

Rear Reception Room

Single glazed window to rear elevation, fireplace and door to;

Sun Room

Doors and windows to both sides and door to;

Kitchen

Two double glazed windows to side elevation, wall and base units. Work surfaces with sink, space for gas cooker and door to;



Bathroom
Double glazed window to side elevation, radiator, fully tiled walls, panelled bath, wash hand basin and low flush wc.

Landing
Doors to;

Bedroom One
Double glazed window to rear elevation, overstairs cupboard and loft access.

Bedroom Two
Double glazed window to front elevation.

Bedroom Three
Double glazed window to front elevation.

Garage
With power and lighting.

Rear Garden
Garden to side of garage.

Cellar
Handy cellar with lighting.











Total floor area 101.0 m² (1,087 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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Property Ref: SBR313834 - 0004

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

view this property online
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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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