



58 Victoria Road
Brierley Hill,
West Midlands DY5 1DD

By Auction £100,000

...doing things differently



The live online auction will end on Friday 17th May 2pm. Being SOLD by Modern Method of Auction. a spacious three bed terraced period property offering great potential to the new owner(s). Well placed for local schools, good transport links and a stone throw from Merry Hill shopping centre.

The layout in brief comprises of entrance hallway with stairs leading to first floor, spacious front reception room, large second reception area, kitchen with access through to the house bathroom and separate w.c. Upstairs are three good sized double bedrooms and a large gallery styled landing with the loft access.

NO ONWARD CHAIN! AF 29/4/24 V4 EPC=D







Approach

Via brick wall fore garden with small pathway leading to front door giving access to:

Entrance hall

Front section with single glazed traditional door with stained glass and stained glass above.

Front reception hall

Ceiling light, central heating radiator, stair to first floor accommodation.

Front reception room 14'5" into bay x 12'1" (4.4 into bay x 3.7)

Double glazed bay window to front, central heating radiator, gas fire.

Reception room 13'1" x 12'5" (4.0 x 3.8)

Double glazed window to rear, central heating radiator, ceiling light point, gas fire place with surround.

Kitchen 9'6" x 11'9" (2.9 x 3.6)

Double glazed door to side, side double glazed window, central heating radiator, pantry, ceiling light point, central heating boiler cupboard, space for cooker and base unit with sink.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ground floor bathroom

Double glazed window to rear, part tiled walls, ceiling light point, central heating radiator, bath and wash basin,

Separate w.c.

With w.c., double glazed window to side, ceiling light point.

First floor landing

Ceiling light point, central heating radiator, loft access.

Bedroom one 15'8" x 13'1" (4.8 x 4.0)

Two double glazed windows to front, central heating radiator, ceiling light point and chimney breast.

Bedroom two 12'9" x 12'9" (3.9 x 3.9)

Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom three 9'10" x 11'9" (3.0 x 3.6)

Double glazed window to side, central heating radiator, ceiling light point, built in cupboard.

Garden

Part brick walled court yard area to side.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is B

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We

are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

AUCTION NOTE

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.20% of the purchase price including VAT, subject to a minimum of £0.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Lex Allan do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Lex Allan or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment or whether they are year 2000 compliant.

VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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