

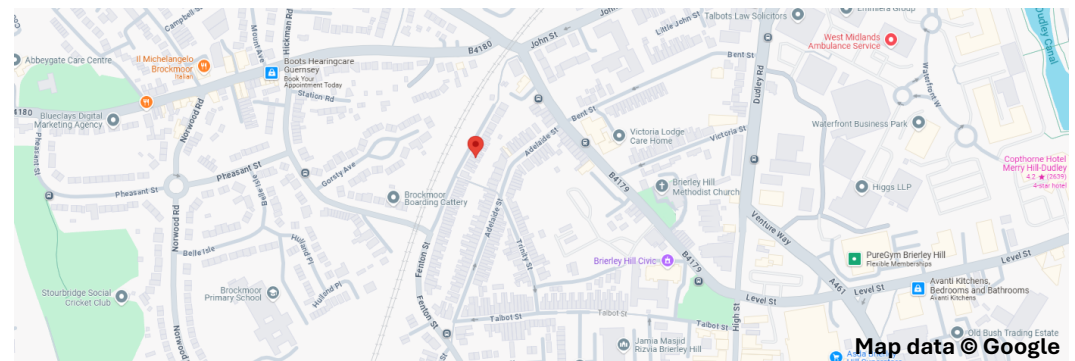
Complete Property Services Property Brochure

Key information for buyers



Bradleymore Road, Brierley Hill

DY5 3HP Starting Bid £115,000 Freehold



Page 1: Overview

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Page 6: Map & Nearby

Page 7: EPC & Floor Plan

Key Facts



Property Type

Mid-Terrace



Bedrooms

2



Bathrooms

1



Being sold via Secure Sale online bidding. Terms & Conditions apply.

Starting Bid £115,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Buy-To-Let Investors! Check out this no upward chain, freehold, two-bedroom mid-terrace Victorian home for sale with a sitting tenant of six years.

Complete Property Services are delighted to present this fantastic investment opportunity in a popular location, benefiting from a long-term tenant in situ, double glazing, and gas central heating, with a gross yield of approximately 6.5%.

This period home comprises: an entrance porch, a lounge with spindled stairs to the first floor, a kitchen diner, a ground-floor bathroom with a three-piece white suite, two first-floor double bedrooms, and an additional staircase to the loft room.

Tenancy Information

- Rolling periodic tenancy.
- Current Rent: £750.00 pcm (reviewed 12 months ago).
- Potential Rent: £850.00 pcm
- Registered Deposit: £630.00.
- Tenant History: Occupied for six years.
- Gross yield: 6.5% per annum.

Tenure

Freehold (as advised by the seller).

Construction

Traditionally built with red brick, a tiled pitched roof, a slate canopy roof above white UPVC front door, and white UPVC double glazing.





Accommodation Details

Ground Floor:

Entrance Porch

Lounge: 4.19m x 3.66m (13'8" x 12'0")

Kitchen Diner: 5.13m x 3.66m (16'9" x 12'0")

Lobby

Bathroom: 2.03m x 2.01m (6'7" x 6'6")

First Floor:

Bedroom One: 3.66m x 3.28m (12'0" x 10'9")

Bedroom Two: 3.66m x 2.97m (12'0" x 9'8")

Second Floor:

Loft Room: 3.66m x 3.1m (12'0" x 10'2")

Outside:

Low-maintenance rear garden

Additional Information

- Local Authority: Dudley MBC
- Council Tax Band: A
- EPC Rating: D (62)





Auctioneers Additional Comments

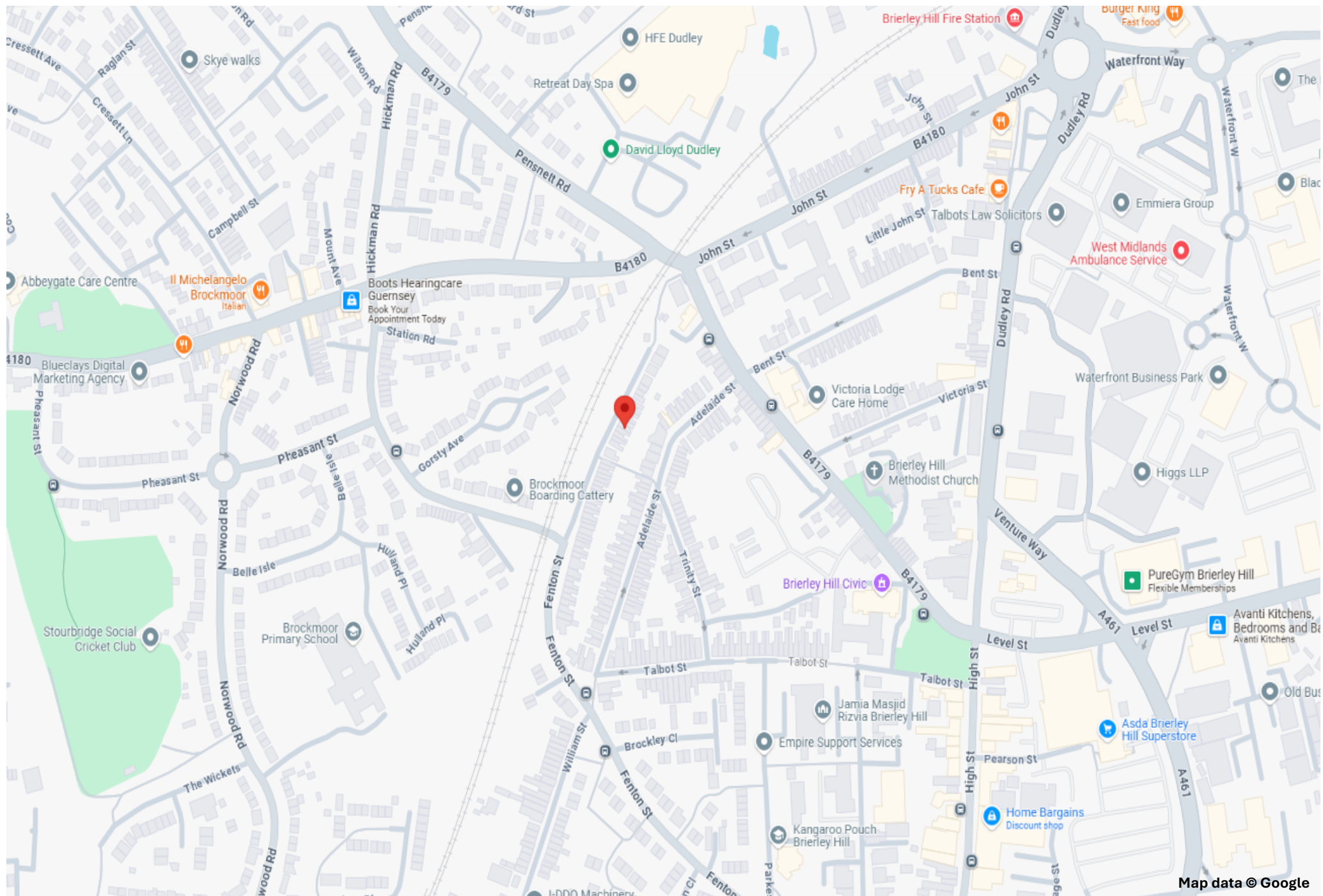
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

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. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. 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.



Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

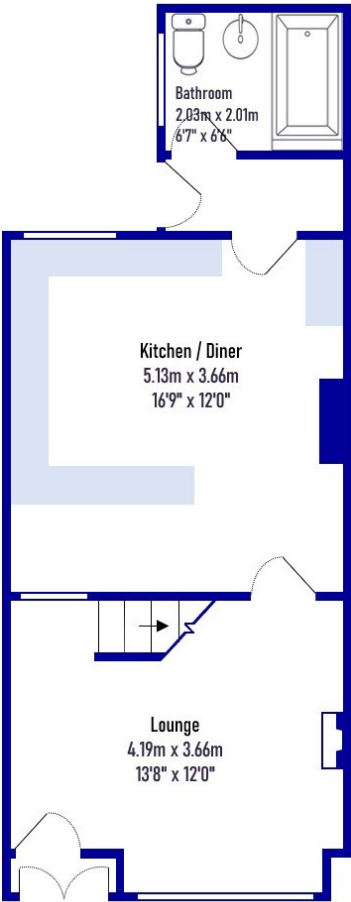
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

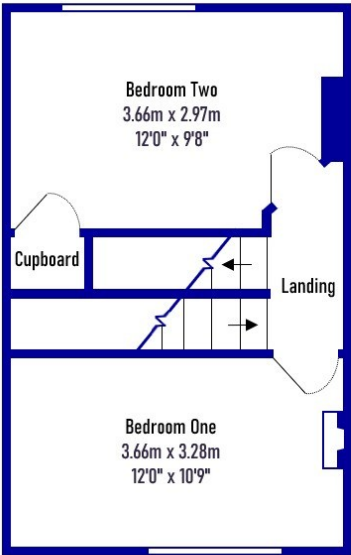
- the average energy rating is D
- the average energy score is 60



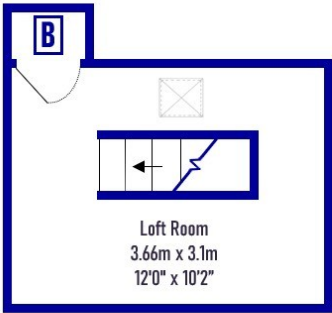
Bradleymore Road, Brierley Hill, DY5 3HP
(92sq m / 990sq ft)



Ground Floor



First Floor



Second Floor

Whilst every attempt has been made by Complete Property Services 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.