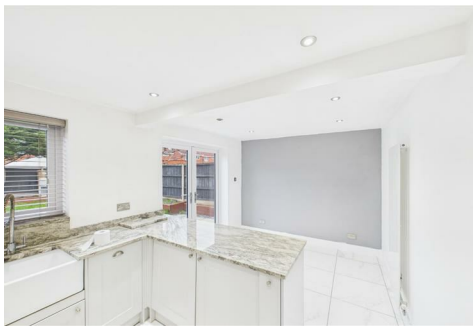
RE/MAX Prime Estates



25 Aldgate Drive, Brierley Hill, DY5 3NT

Guide price £250,000

For Sale by the Modern Method of Auction

This three-bedroom detached home in the popular residential area of Brierley Hill presents an excellent opportunity for owner-occupiers and investors alike to secure a well-located property via the Modern Method of Auction.

The property offers good potential to personalise and improve, with accommodation briefly comprising: entrance hall, lounge, modern fitted kitchen, three bedrooms and a family bathroom. Outside, the property benefits from off-road parking and a good size rear garden, ideal for outdoor living or extension (subject to planning). Its location is well placed for local amenities, schools and transport links, with Brierley Hill Town Centre and the Merry Hill Shopping Centre close by.

Approach

With a dropped kerb offering vehicle access to tarmacadam driveway with block paved border

Entrance Hall

With a door leading from the front, stairs ascending to the first floor, doors to various rooms and a central heating radiator

Living Room 10'2" x 14'2" (3.11 x 4.34)

With a door leading from the entrance hall, a double glazed window to the front and a central heating radiator

Kitchen Diner 16'5" x 9'3" (5.02 x 2.84)

With a door leading from the entrance hall, fitted kitchen with a range of wall and base units with stone worktops, integrated double oven, hob with extractor, Belfast sink with mixer tap, breakfast peninsular with cupboards, a double glazed patio door to the rear, a door leading to the WC, a double glazed window to the rear and a central heating radiator

WC

With a door leading from the kitchen diner, full height tile surround, WC, hand wash basin and a double glazed window to the rear

Landing

With stairs ascending from the entrance hall, doors to various rooms

Bedroom 9'5" x 14'6" (2.88 x 4.42)

With a door leading from the landing, a double glazed window to the front and a central heating radiator

Bedroom 9'4" x 9'4" (2.86 x 2.87)

With a door leading from the landing, a double glazed window to the rear and a central heating radiator

Bedroom 6'8" x 6'8" (2.05 x 2.05)

With a door leading from the landing, a double glazed window to the front and a central heating radiator

Family Bathroom

With a door leading from the front, full height tile surround, WC, hand wash basin, bath with shower over and screen, a double glazed window to the rear and a central heating radiator

Garden

With a door leading from the kitchen diner, patio area to the front with lawn beyond, raised bed borders

For sale by Modern Auction – T&C's apply

This property is for sale by the Modern Method of Auction.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This time allows buyers to get in place any mortgage finance required (subject to lending criteria, affordability and survey).

Auction Fees: The purchase of this property may include associated fees not listed here, as it is to be sold via auction. To find out more about the fees associated with this property please call RE/MAX Prime Estates.

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee of 3.9% of the purchase price of the property, inclusive of 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. Further clarification on this must be sought from your legal representative.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Buyers will be required to go through an identification verification process and provide proof of how the purchase would be funded.

*Guide Price: This is an indication of the seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

Reserve Price: Each auction property will be subject to a "Reserve Price" below which the property cannot be sold at auction.

A Legal Pack will be made available for this property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding.

TO MAKE A BID or REQUEST A LEGAL PACK – Please contact our office for more details.

Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers,

including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

Conveyancing Referrals:
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

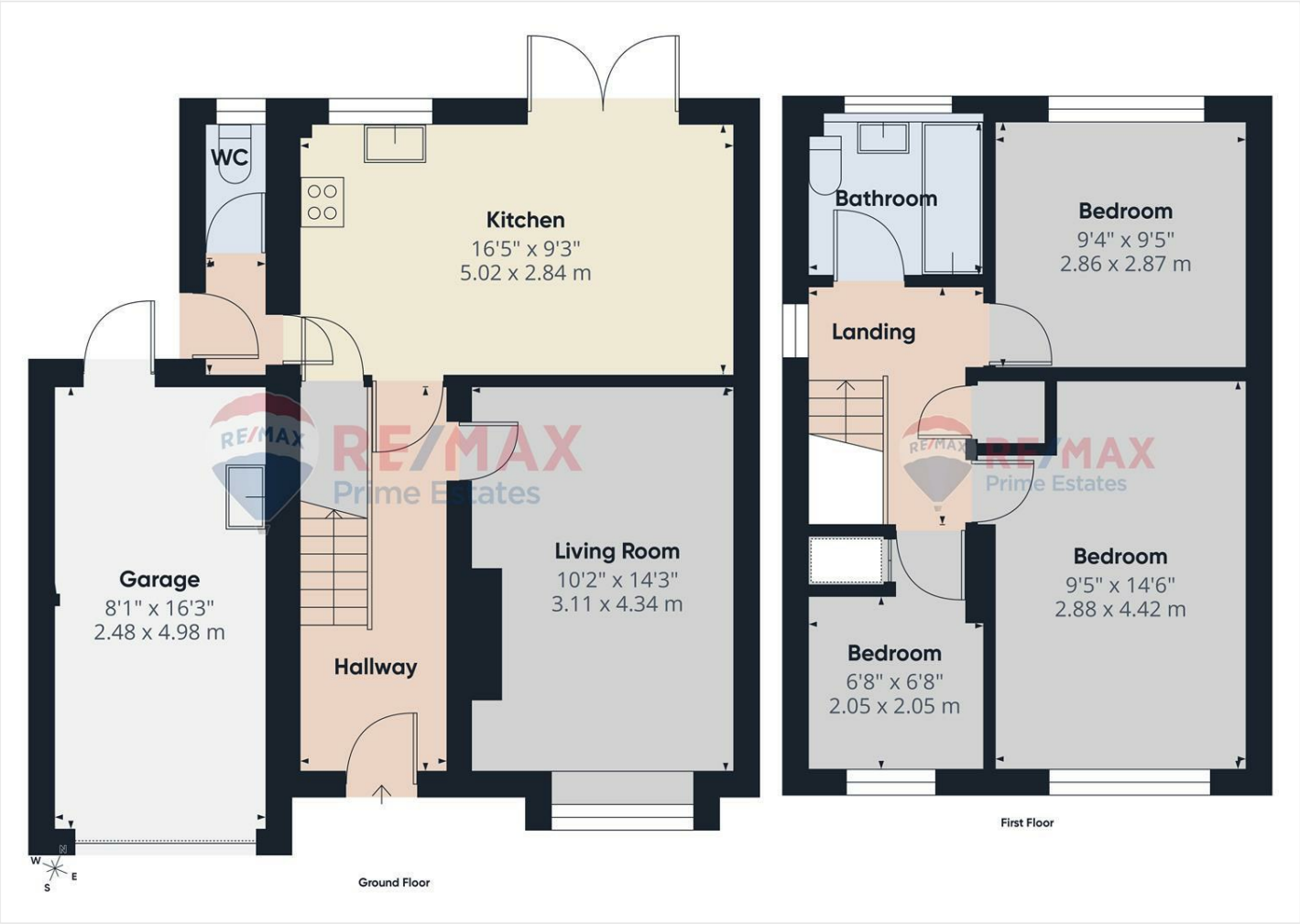
Financial Services Referrals:
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

We are happy to provide further details on referral arrangements upon request.

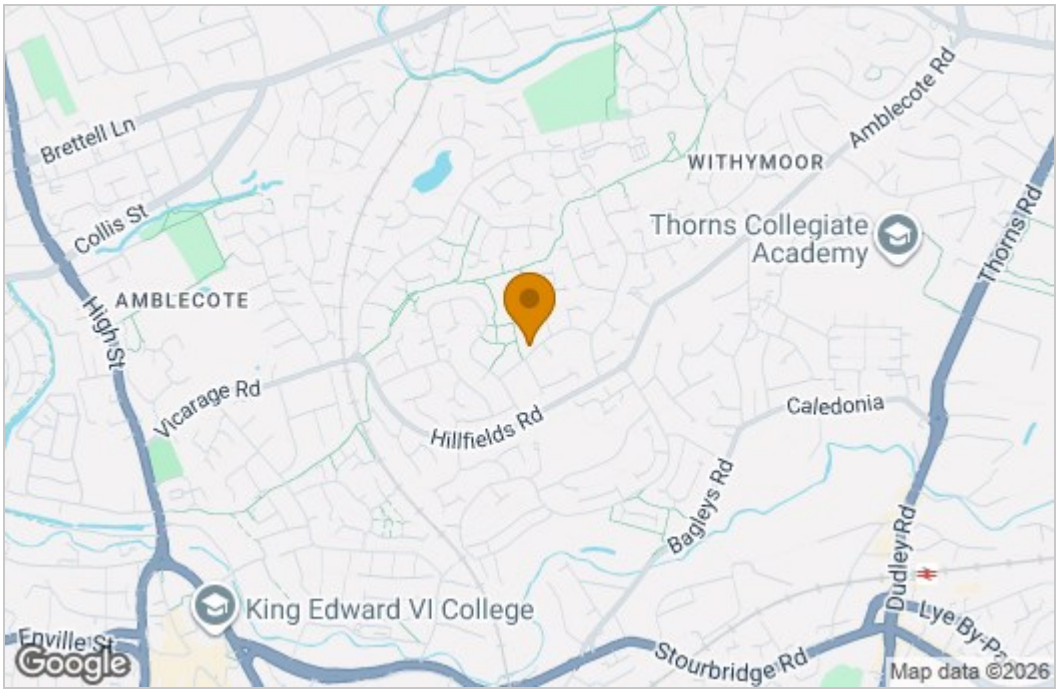
Money Laundering Regulations

Under the UK's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (MLR 2017), estate agents are legally required to conduct Customer Due Diligence (CDD) on both sellers and buyers when a business relationship is established. This involves verifying the identity of all beneficial owners and individuals involved in the transaction. HM Revenue & Customs (HMRC) supervises estate agents for compliance with these regulations.
To meet these obligations, RE/MAX Prime Estates employs a third-party provider to perform Anti-Money Laundering (AML) checks. A fee of £50 plus VAT per individual over the age of 18 is charged to cover the cost of these checks.

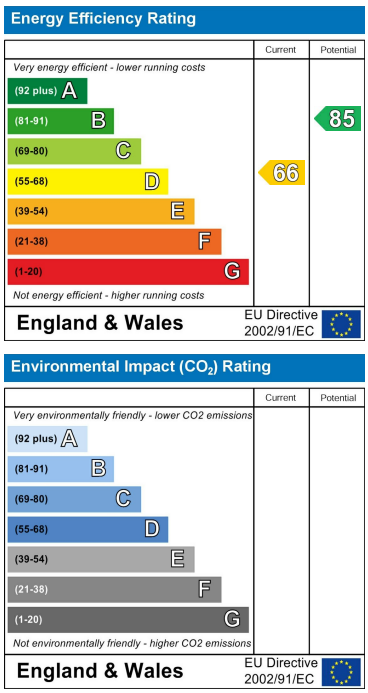
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Stourbridge, West Midlands, DY8 1DX
Tel: +44 (0) 1384 438457 Email: prime.estates@remax.uk https://remax.uk/locations/RE-MAX-Prime-Estates