



Bartlams.

111 Cotwall End Road, Dudley - DY3 3YQ

Guide Price £280,000



111 Cotwall End Road

Sedgley, Dudley

NO UPWARD CHAIN

Impressively proportioned double bay-fronted two-bedroom detached bungalow, set on a popular road in Sedgley, just a short distance from Cotwall End Primary School and the town centre's wide range of amenities. Offering huge potential for modernisation, the home sits on a generous plot with an established front lawn, a gated side entrance, and a large private driveway leading to a 15ft x 9ft garage and the main front door.

Upon entering through the porch, you're welcomed into a spacious hallway with built-in storage. The living room sits at the rear of the property, complete with a traditional gas fireplace and sliding doors that open out onto the rear patio—perfect for enjoying the garden views. The fitted kitchen includes a selection of wall and base units, a one-and-a-half sink with drainer, a built-in fridge, and space for both a cooker and a washing machine. A second gas fireplace, currently disconnected, adds character to the space. Off the kitchen, a useful side lobby leads to a WC and a practical utility room—ideal for additional storage or accommodating larger household appliances.

We are advised by our client that this property is:
Freehold, Council Tax Band - E. EPC - TBC.



B.



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Sedgley, Dudley

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

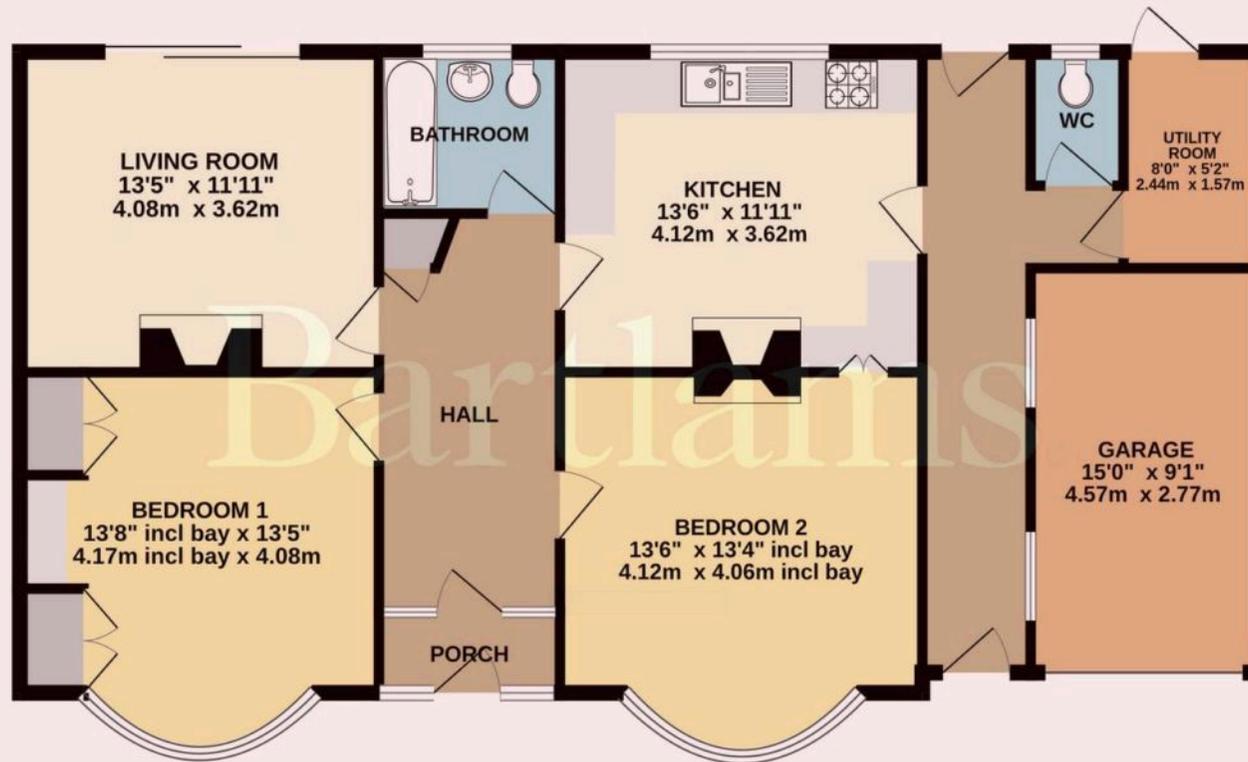
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



B.



GROUND FLOOR
1096 sq.ft. (101.8 sq.m.) approx.



TOTAL FLOOR AREA : 1096 sq.ft. (101.8 sq.m.) approx.

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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NOTICE: These particulars, although believed to be correct, do not constitute any part of an offer or contract. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness each of the statements contained in these particulars. All measurements are approximate and for illustrative purposes only.

Photographs are produced for general information and it must not be inferred that any item shown is included in the sale. DISCLOSURE: As a professional Estate Agency our clients employ us to look after their best interests. This includes providing them with full details of offers made to purchase their property. To ensure our obligations to our clients are met we need to check the status of all potential purchasers. If you make an offer on this property we will ask a member of The Finance Family to contact you to verify your status. They are a leading firm of Independent Financial Advisers and Mortgage Brokers. Should they transact any business resulting from our introduction then we may receive a commission.

