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PRELIMINARY DETAILS
44 BRISTOL ROAD, NETHERTON, DUDLEY, DY2 9SF



**2/3 bedroom semi
detached house**

**In need of
considerable
renovation**

**Freehold
Guide Price £75,000**

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Location

Within a residential area known locally as 'Bowling Green' situated between the urban villages of Cradley Heath and Netherton approximately 1km (0.6 miles) to the north and south respectively. The immediate locality is served by a range of local amenities, shops, schools and places of worship.

Description

The property comprises of 2/3 bedroom semi detached house built in the 1950's. The property stands on a slightly elevated position and is set back from the road behind a small lawned front garden. A stepped pathway driveway gives access to the front entrance door and to the rear garden featuring a small terraced area and a lawn.

Interested parties should note that the property is in need of complete renovation. The interior is in a poor condition having been damaged by fire. Many of the fence panels surrounding the rear garden are missing.

Accommodation

	Sq M	Sq Ft
Hallway		
WC/Store		
Lounge	17.6	189
Kitchen	5.9	63
First Floor Landing		
Bedroom 1	9.2	99
Bedroom 2	8.7	94
Bedroom 3	5.5	60
Bathroom		

The property is heated by a gas fired combination boiler to water filled radiators. Windows and doors are UPVC but with single glazed units.

Services

We understand the property has the benefit of all mains services. It should be noted that none of the services or service installations have been tested and no warranty is given as to their condition.

Important notice

MGR Appraisals for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1). The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2). All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to this office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view; 3). Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4). All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5). These particulars do not constitute part of an offer or contract; 6). The vendors or lessors do not make or give – and neither do MGR Appraisals, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property; 7). The date of this publication is November 2009.

Tenure

We understand the property is held Freehold.

Home Information Pack

A copy of the Home Information Pack can be provided upon request.

Council Tax

The property falls under the jurisdiction of Dudley Metropolitan Borough Council.

The property falls within council tax band A which for the financial year 2009/2010 attracts an annual charge of £835.69

Price

The property is being marketed with a guide price of £75,000 subject to contract.

Legal Costs

Each party is responsible for their own legal costs.

Viewing

Viewings can be arranged via prior appointment. Interested parties should note that block viewings may be conducted. MGR Appraisals give no warranty as to the safety within the premises. interested parties view entirely at their own risk.

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Date Details Prepared

November 2009