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FIND YOUR HOME



12 Baptist End Road
Netherton, Dudley,
West Midlands
DY2 9BU

By Auction £190,000



Being sold via the Modern Method of Auction, Baptist End Road, Dudley, this well presented three bedroom home offers move in ready accommodation and would make an excellent choice for both first-time buyers and buy to let investors. Ideally located close to a local nature reserve, the amenities of Netherton and excellent bus links, the property is well placed for convenient day to day living.

The property benefits from a driveway to the front, providing access to both the garage and the front entrance. Internally, the accommodation briefly comprises an entrance hall, two reception rooms and a modern fitted kitchen with internal access to the garage. To the rear is a useful porch with access to the garden, along with a ground-floor W.C. Upstairs, there are three bedrooms and a family bathroom. Outside, the tiered rear garden provides a pleasant outdoor space and also benefits from access to an air-raid shelter beneath the property, offering useful additional storage.

Don't miss the opportunity to view this lovely property and discover the potential it has to offer you and your family. JH 30/09/2026 V2 EPC=D




















Approach
Via a slabbed driveway with stone chippings, open porch and double glazed front door leading into the entrance hall.

Entrance hall
Stairs to first floor accommodation, central heating radiator, doors into kitchen, two reception rooms, under stairs storage cupboard.

Lounge 13'9" max 10'9" min x 11'9" max 10'9" min (4.2 max 3.3 min x 3.6 max 3.3 min)
Double glazed bay window to front, central heating radiator, feature fireplace surround.

Dining room 12'9" max 11'1" min x 9'10" min 10'9" max (3.9 max 3.4 min x 3.0 min 3.3 max)
Double glazed door and windows to rear, central heating radiator, feature fireplace and surround.

Kitchen
Two double glazed windows to rear, central heating radiator, wall and base units, roll top surface over, space for washing machine, integrated oven, hob, extractor, sink with mixer tap and drainer, door into rear porch and internal access to garage.

Downstairs w.c.
Low level flush w.c. and wash hand basin.
















Porch
Double glazed door to rear and access to downstairs w.c.

Rear garden
Raised slabbed patio area, pathway to rear of the garden, access into the air raid shelter.

First floor landing
Doors into three bedrooms and bathroom.

Bathroom
Double glazed obscured window to rear, pedestal wash hand basin with mixer tap, low level flush w.c., bath, central heating radiator.

Bedroom one 11'1" min 14'5" max x 10'5" min 11'5" max (3.4 min 4.4 max x 3.2 min 3.5 max)
Double glazed bay window to front, central heating radiator.

Bedroom two 11'1" max x 11'1" (3.4 max x 3.4)
Double glazed window to rear, central heating radiator, feature fireplace and surround.

Bedroom three 5'10" x 6'6" (1.8 x 2.0)
Double glazed window to front, central heating radiator.

Garage 7'2" x 14'1" (2.2 x 4.3)
Double opening doors to front and houses the central heating boiler.

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

## 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

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation from and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600.00 including VAT 4.5% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,600.00 including VAT. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation from and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold.

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. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group 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 distance given are approximate only and interior measurements are wall to wall. 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.

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