

37 Terrace Street, Rowley Regis, B65 0BG




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Hicks Hadley

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MODERN METHOD OF AUCTION ****GREAT INVESTMENT OPPORTUNITY****
****ATTENTION FIRST TIME BUYERS****

Hicks Hadley are pleased to introduce this well presented two bedroom maisonette style property situated in the most popular location of Blackheath. The property briefly comprises entrance hallway with stairs leading to the lounge, bedroom one and two, A fitted kitchen and family bathroom. Allocated parking allowing off road parking. The property also benefits from being a short walk from Blackheath town centre and being close to all main transport links. The property further benefits from attractive green communal areas with far reaching views from the bedroom windows.
VIEWING HIGHLY RECOMMENDED- EPC C

Guide Price £90,000 - Leasehold

Hicks Hadley



Entrance Hallway

Composite front door with glass panel, Stairs leading to living area.

Lounge 13'7" x 10'0" (4.14m x 3.05m)

Gas central heating radiator fitted under double glazed window to the rear of the property, Gas fireplace feature. Pendant style ceiling light fixture.

Kitchen 9'2" x 9'0" (2.79m x 2.74m)

Four ring gas hob fitted above electric oven, S/Steel one bowl sink with drainer, double glazing window fitted, Gas central heating fitted to the inside elevation, Ample base and wall units with space for washing machine and fridge/freezer. Walls partially tiled between base and wall units. Vinyl style flooring fitted. Also really handy cupboard space.

Bedroom One 12'3" x 10'1" (3.73m x 3.07m)

Double glazing window fitted, Gas central heating fitted. Pendant style light fixture.

Bedroom Two 9'1"6'6" (2.77m x 1.98m)

Double glazing window fitted, Pendant style light fixture.

Family Bathroom 6'7" x 5'8" (2.01m x 1.73m)

Having ceiling light fixture, gas central heating radiator, bathroom suite comprising of panel with shower mixer tap, pedestal hand wash basin, low level W.C., laminate flooring and tiling to splash prone areas.

Agent Notes

All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :A

EPC :D

Tenure Information :LEASEHOLD,90 YEARS REMAINING,SERVICE CHARGE £350 PER ANNUM,GROUND RENT £10 PER ANNUM

Any other Material Facts :

Auctioneer Notes

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for



standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including 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. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the

preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

