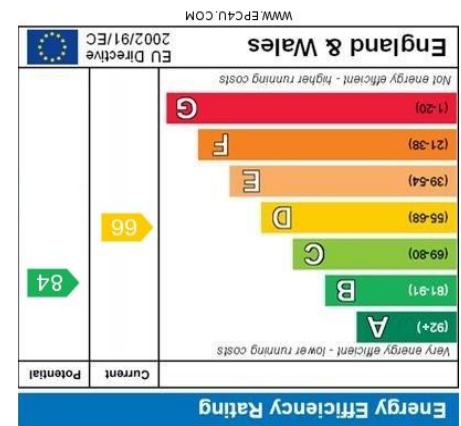


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Great Barr | 0121 241 4441



- Being sold via modern method of auction
- Spacious Living Room
- Kitchen/Diner
- Three Bedrooms
- Well Maintained Rear Garden
- Ample Off-Road Parking & Garage

Stoney Lane, West Bromwich, B71 4EZ

Auction Guide Price  
 £310,000



## Property Description

DRAFT DETAILS - AWAITING VENDOR APPROVAL

BEING SOLD VIA MODERN METHOD OF AUCTION

This well-presented DETACHED BUNGALOW offers spacious and versatile living accommodation throughout. Situated in a popular residential location with excellent amenities nearby including local shops, good schools with public transport on hand. MUST BE VIEWED to fully appreciate the location and size of the accommodation on offer. CALL GREEN & COMPANY TO ARRANGE YOUR VIEWING.

APPROACH having a block paved drive with access to enclosed porch.

PORCH having glazed door.

HALL having light point, power points, central heating radiator and doors off to all rooms.

LIVING ROOM 19' 0" x 15' 0" (5.79m x 4.57m) having double glazed windows, light points, power points, central heating radiator and double glazed sliding door to rear garden.

KITCHEN/DINER 11' 10" x 10' 4" (3.61m x 3.15m) having a comprehensive range of matching wall/base units with work surfaces over, incorporating inset sink with mixer tap over, integrated gas hob with extractor hood over, integrated oven, space for a range of kitchen appliances, ceiling light point, power points, double glazed window to rear elevation and door to utility.

UTILITY 4' 10" x 7' 7" (1.47m x 2.31m) having light point, power points, central heating radiator and ample space for a range of appliances.

BEDROOM ONE 16' 9" x 10' 8" (5.11m x 3.25m) having double glazed window to front elevation, light point, power points and central heating radiator.

BEDROOM TWO 13' 9" x 9' 10" (4.19m x 3m) having double glazed window to front elevation, light point, power points and central heating radiator.

BEDROOM THREE 16' 9" x 7' 7" (5.11m x 2.31m) having double glazed window to front elevation, light point, power points and central heating radiator.

BATHROOM having double glazed window to side elevation, light point, bath, shower, wash hand basin and low level w/c.

W/C having light point, wash hand basin and low flush w/c.

OUTSIDE

REAR GARDEN having paved/lawned areas with shrubs and plants throughout.

GARAGE (unmeasured) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

COUNCIL TAX BAND E Council Tax Band E - Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, Three, O2 and Vodafone and data likely available for Three, limited for EE, O2 and Vodafone.

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.  
Networks in your area - Virgin Media, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**TENURE**

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor.

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Please note that all measurements are approximate.

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

The property is for sale by 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. This additional time allows buyers to proceed with mortgage finance.

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 the 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.

The 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 will 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 £300.00 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 Arrangements**

The Partner Agent and the 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.

