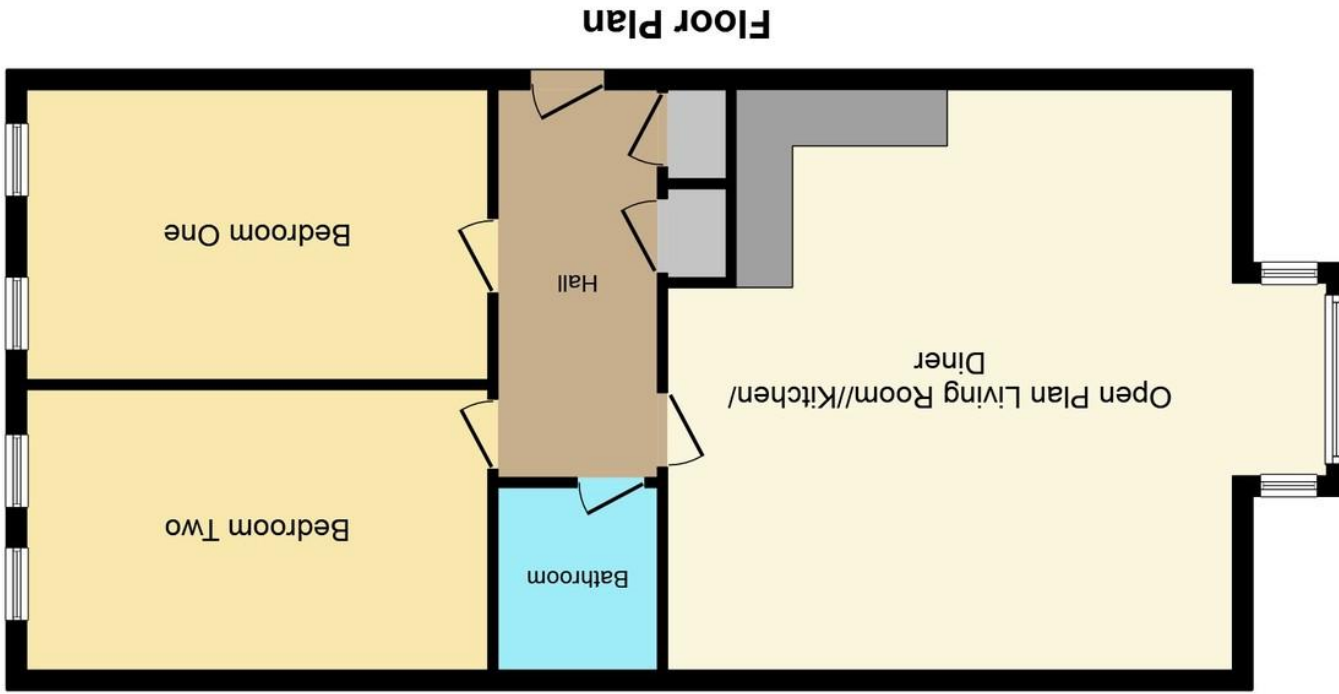


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE. THIS IS AN APPROXIMATE**

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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
- ATTENTION FIRST TIME BUYERS, INVESTORS AND DOWNSIZERS
- POPULAR RESIDENTIAL DEVELOPMENT
- ALLOCATED PARKING



Monarch Court, Cook Street, Wednesbury, WS10 9FD

Auction Guide Price  
£50,000

## Property Description

BEING SOLD VIA MODERN METHOD OF AUCTION

ATTENTION FIRST TIME BUYERS, INVESTORS AND DOWNSIZERS. Situated within a popular residential development and benefiting from allocated parking, well maintained grounds and surroundings this well presented FIRST FLOOR APARTMENT benefits from everything modern living has to offer, allowing the lucky purchaser to drop their furniture and move in without having to do any major work. MUST BE VIEWED to fully appreciate the overall presentation and location of the accommodation on offer. Benefitting from NO UPWARD CHAIN. Call Green & Company to arrange your viewing.

COMMUNAL ENTRANCE GIVING ACCESS TO ALL FLOORS

HALL approached via reception door, having ceiling light point, power points, wall mounted electric heater, airing cupboard and doors off to all rooms.

OPEN PLAN LOUNGE KITCHEN/DINER 20' 7" max x 15' 8" max (6.27m x 4.78m) having double glazed window to front elevation, ceiling light points, power points, wall mounted electric heater and access to kitchen which comprises of: wall/base units, sink, integrated fridge/freezer, integrated hob with extractor over, integrated oven, space and plum bing for washing machine.

BEDROOM ONE 13' 4" x 10' (4.06m x 3.05m) having double glazed window to rear elevation, ceiling light point, power points and wall mounted electric heater.

BEDROOM TWO 13' 4" x 9' 2" (4.06m x 2.79m) having double glazed window to rear elevation, ceiling light point, power points and wall mounted electric heater.

BATHROOM having a white suite comprising panelled bath with taps/shower over, wash hand basin with taps over, low level w/c with push button facility and tiled walls in complimentary ceramics to splash prone areas.

OUTSIDE

COMMUNAL GARDENS

PARKING having one allocated parking space.

Council Tax Band A - Walsall

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 52 Mbps. Highest available upload speed 8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - 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.

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.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approx. 110 years remaining on the lease. Current service charge is approx. £344 per month and the current ground rent is approx. £843 per annum (reviewed every 5 years). We would advise all interested parties to obtain verification concerning the lease 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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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 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.

