

for sale

guide price **£130,000**



Plant Street Cradley Heath B64 6EZ

A deceptively spacious three bedroom period property benefitting from off road parking to the rear. Conveniently located for shops, schools and transport links, this delightful property is offered for sale with NO UPWARD CHAIN and briefly comprises: hallway, lounge, dining room, kitchen, cellar, three good sized bedrooms, first floor shower room, rear garden and off road parking. Sold via Modern Method of Auction, early viewing is highly recommended

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Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any

payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Approach

The property has a storm porch to the front with front door opening to the hallway

Hallway

Stairs to first floor accommodation, door to cellar and doors leading to:

Lounge

12' 11" x 12' 4" max (3.94m x 3.76m max)

Double glazed window to front elevation, electric fire with feature surround

Dining Room

13' x 15' 11" max (3.96m x 4.85m max)

Double glazed window to rear elevation, electric fire with surround, door to storage cupboard and door to kitchen



Kitchen

10' 1" x 7' 6" (3.07m x 2.29m)

In need of modernisation, sink and drainer, wall and base units, space for appliances, double glazed window and door to side elevation

Cellar

With power and lighting

First Floor Landing

With doors leading to:

Bedroom One

12' 11" max x 12' 1" (3.94m max x 3.68m)

Double glazed window to front elevation

Bedroom Two

13' x 10' 6" max (3.96m x 3.20m max)

Double glazed window to rear elevation

Bedroom Three

12' 10" x 7' 4" max (3.91m x 2.24m max)

Double glazed window to front elevation

Shower Room

Comprising: walk in shower, wash hand basin, low level w.c, part tiling to walls, double glazed obscured window to rear elevation

Rear Garden

Patio area with raised flower beds, doors to useful brick built storage, double gates to the rear open for the off road parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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10 Hagley Road
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Property Ref: HSW314970 - 0004

Tenure: Freehold

EPC Rating: F

view this property online connells.co.uk/Property/HSW314970



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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