

for sale

guide price **£150,000**



Victoria Road CRADLEY HEATH B64 5NG

A fantastic opportunity to purchase this three bedroom family home in a popular and convenient location offered for sale via Modern Method of Auction and with NO UPWARD CHAIN. Briefly comprising: hallway, lounge/dining room, kitchen, bathroom, three good sized bedrooms, pleasant rear garden and driveway to the front. Viewing 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 driveway to the front with front door opening to hallway

Hallway

Wood effect flooring, central heating radiator, stairs to first floor and doors leading to:

Lounge/Dining Room

14' 1" max x 13' 5" max (4.29m max x 4.09m max)

Double glazed window to rear elevation, central heating radiator, wood effect flooring, door to kitchen and door to inner hall

Inner Hall

Door to understairs storage cupboard, door to lean to which opens to the rear garden



Kitchen

8' 1" x 7' 5" (2.46m x 2.26m)

Fitted with wall and base units with work surfaces over, sink and drainer, space for fridge freezer, space for cooker, tiling to walls and double glazed window to front elevation

Bathroom

Comprising: bath with mixer shower over, wash hand basin, low level w.c, tiling to walls, central heating radiator, double glazed obscured window to front elevation

First Floor Landing

Double glazed window to rear elevation, loft access and doors leading to:

Bedroom One

12' 7" max x 11' 4" max (3.84m max x 3.45m max)

Double glazed window to front elevation, central heating radiator, built in cupboards

Bedroom Two

12' 7" x 8' 4" (3.84m x 2.54m)

Double glazed window to rear elevation, central heating radiator

Bedroom Three

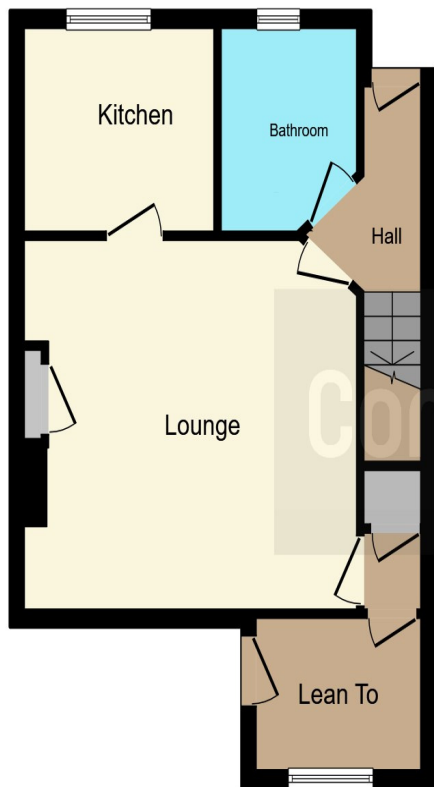
9' 6" x 6' 9" (2.90m x 2.06m)

Double glazed window to front elevation, central heating boiler

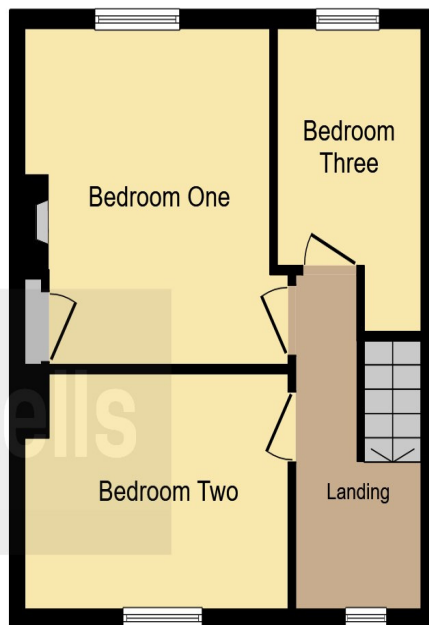
Rear Garden

A pleasant rear garden perfect for families and entertaining with patio area, lawns beyond with pathway to rear, further patio, fencing and walls to borders, gate to shared front access





Ground Floor



First Floor

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

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315758 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: B

view this property online connells.co.uk/Property/HSW315758



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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