

for sale

guide price **£175,000**



Central Avenue Rowley Regis B65 8BA

A fantastic opportunity for buy-to-let investors to purchase this Freehold semi-detached property which has been converted into two apartments. Occupying a good sized plot, the first floor is currently vacant and the ground floor is currently tenanted. In need of some modernisation the property comprises: two apartments each with lounge, bedroom, kitchen and bathroom, there are communal grounds and ample off road parking.

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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.

Ground Floor Apartment

There is a driveway to the front of the property, with gated access to the rear garden, there is a door opening to the entrance for the ground floor apartment.

Entrance Hall

Storage cupboard, doors leading to:

Kitchen

6' 11" max x 14' 5" (2.11m max x 4.39m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space and plumbing for appliances, breakfast bar, double glazed windows to both side elevations, opening leading to:

Lounge/Dining Area

10' 9" max x 15' (3.28m max x 4.57m)

Storage heater, electric fireplace, space for dining table, two double glazed windows to side elevation, double glazed window to front elevation.



Bedroom

10' plus recess x 10' 7" max (3.05m plus recess x 3.23m max)
Storage heater, double glazed window to front elevation, door to en-suite.

En-Suite

Tiled flooring, part tiling to walls, pedestal wash hand basin, low level W.C, shower cubicle, window to rear elevation

Rear Garden

Slabbed rear garden, partial planting borders, outside tap, fence enclosed, gated access to frontage.

First Floor Apartment

There is a driveway to the front of the property, there is a gated pathway leading to the front porch. There is a lawned front garden with a hedged border.

Porch

Double glazed windows to front and side elevations, door to:

Entrance Hall

Storage heater, stairs up to first floor apartment

Landing

Loft access, double glazed window to rear elevation, doors leading to:

Lounge

10' 11" x 14' 6" (3.33m x 4.42m)

Storage heater, storage cupboard, double glazed window to front elevation, double glazed window to rear elevation.

Kitchen

7' 10" x 10' 9" (2.39m x 3.28m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, extractor over, space and plumbing for appliances, wood effect flooring.

Bedroom

11' 4" max x 11' 5" (3.45m max x 3.48m)

Storage cupboard, storage heater, double glazed window to front elevation, double glazed window to rear elevation.

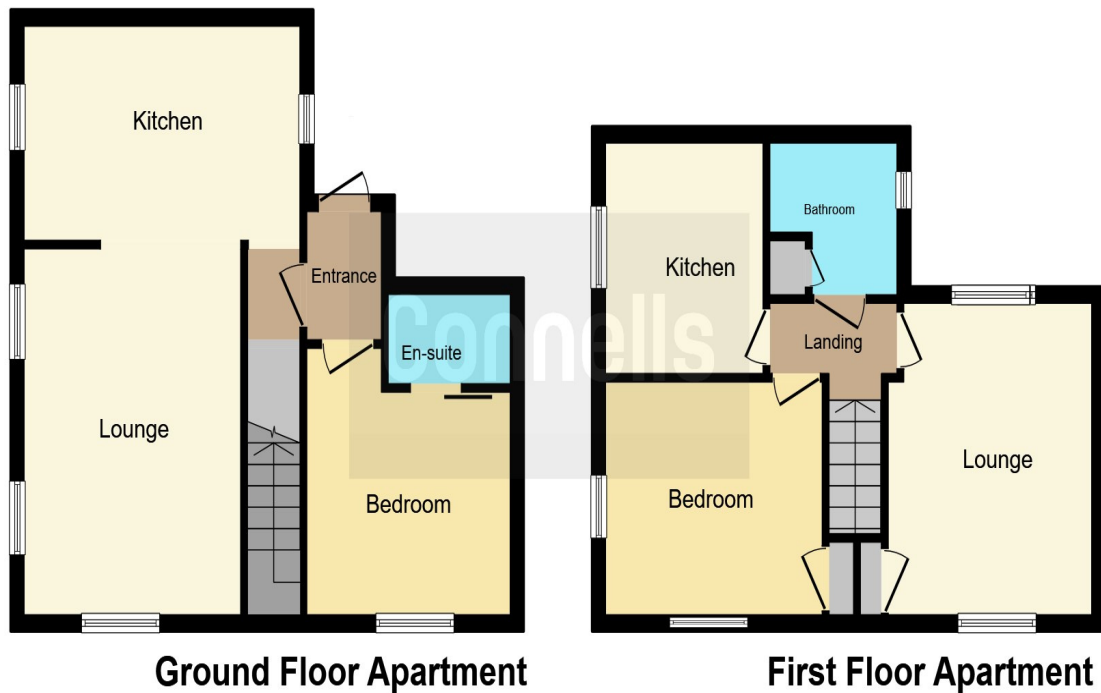
Bathroom

Bathtub, pedestal wash hand basin, low level W.C, tiled walls, extractor fan, storage cupboard, double glazed obscured window to side elevation.

Agents Notes

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.





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

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Property Ref: HSW316109 - 0004

Tenure:Freehold EPC Rating: E

Council Tax Band: A

view this property online connells.co.uk/Property/HSW316109



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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