



Connells

Landmark Waterfront West
Brierley Hill

Landmark Waterfront West Brierley Hill DY5 1LY

for sale guide price
£75,000



Property Description

A FANTASTIC OPPORTUNITY TO PURCHASE A SPACIOUS TWO BEDROOM, GROUND FLOOR APARTMENT SITUATED ON THE WATERFRONT IN BRIERLEY HILL. WITH GREAT LINKS TO LOCAL HIGH STREETS AND MERRY HILL SHOPPING CENTRE.

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.

Entrance Hall

Entrance Hall with storage and doors leading to Bedrooms, Bathroom & Lounge.

Open Plan Lounge/kitchen

15' 4" Max x 14' 2" Max (4.67m Max x 4.32m Max)

Floor to ceiling double glazing to the side and rear with Storage heater, wood effect flooring in the lounge area. With integrated Fridge/Freezer, sink & drainer, wall & base units, electric over, hob & cooker hood.

Bedroom 1

15' 7" x 9' 5" (4.75m x 2.87m)

Double glazing to the side with a storage heater.

Bedroom 2

15' 6" x 8' 11" (4.72m x 2.72m)

Double glazing to the side elevation with a storage heater.

Bathroom

Shower over bath, wash hand basin, wc.





To view this property please contact Connells on

T 01384 374 545
E stourbridge@connells.co.uk

11B St. Johns Road
 STOURBRIDGE DY8 1EJ

EPC Rating: E

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SBR311234

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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