



Connells

Palethorpe Road
Tipton



Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this two bedroom semi detached property in Tipton. Being sold through our modern auction method and offered with no upward chain.

To the ground floor the property briefly comprises of an entrance hallway giving access to the lounge and having stairs to the first floor. Leading on from the lounge is the fitted kitchen with plumbing for utility purposes, space for appliances and rear door leading out to the garden.

To the first floor are 2 good sized bedrooms and a family bathroom.

Externally the property benefits from having off road parking and a private rear garden with side access to the front of the property.

The property location offers easy access to local schools, shops, transport links & other amenities.

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.



Entrance Porch

Double glazed entrance door to front, double glazed windows and further door into:-

Entrance Hallway

Stairs to first floor landing and door to:-

Lounge

12' 1" max x 14' 1" max (3.68m max x 4.29m max)

Double glazed window to front, radiator, gas fireplace and door through to:-

Kitchen

15' 7" max x 7' 8" max (4.75m max x 2.34m max)

Two double glazed windows to rear, fitted with a range of wall and base units with work surfaces over, sink drainer, splash back tiling, electric oven, gas hob, cooker hood, plumbing for washing machine, space for appliances, tiled flooring, ceiling spotlights and double glazed door to rear garden.

First Floor Landing

Double glazed window to side, loft access point, radiator, doors to bedrooms and bathroom.

Bedroom One

15' 7" max x 11' 1" max (4.75m max x 3.38m max)

Two double glazed windows to front and radiator.

Bedroom Two

9' 8" max x 10' 3" max (2.95m max x 3.12m max)

Double glazed window to rear and radiator.

Bathroom

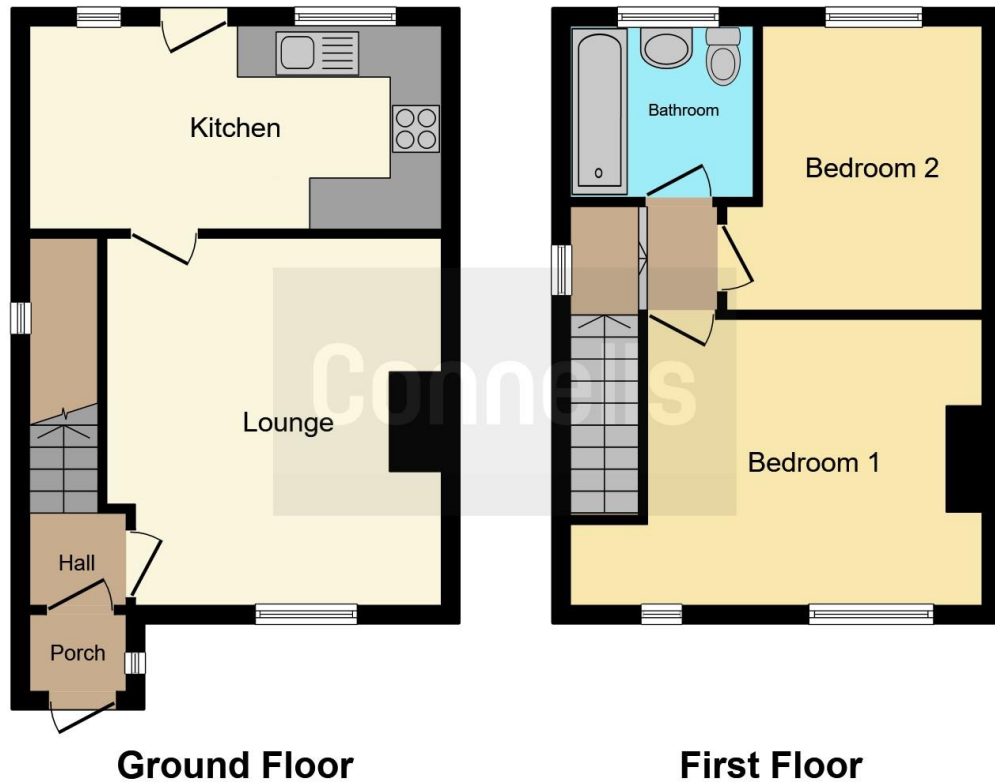
Double glazed window to rear, bath, wash hand basin, WC, radiator and part tiled walls.

Outside

Front:
Tarmac driveway

Rear:
Turfed area with side access to front.





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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EPC Rating: Awaited

view this property online connells.co.uk/Property/WED310840

Tenure: Freehold



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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