



**Connells**

Cotterills Road  
Tipton





### Property Description

Connells Estate Agents in Wednesbury are pleased to market for sale this two bedroom home in Tipton, being offered with no upward chain and sold through our modern method of sale!

The property briefly comprises of two good sized bedrooms, a 'through' lounge, a fully fitted kitchen with space for appliances and a utility room with plumbing for utilities.

Externally the property boasts off road parking and a private rear garden with patio and lawn.

### 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

#### Hallway

Having a double glazed front entrance door, carpeted flooring, ceiling light point, doors leading to the lounge and kitchen and stairs to the first floor.

#### Lounge

11' 8" Max x 13' 7" Max ( 3.56m Max x 4.14m Max )

Having double glazed windows to the front and rear aspects, carpeted flooring, ceiling light point, radiator and wall lights.

#### Kitchen

6' 7" x 13' 7" ( 2.01m x 4.14m )

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops over. Having double glazed windows to the front and rear aspects, tiled flooring and splashbacks, space for appliances, sink with drainer, two ceiling light points and a radiator. Leading on from the kitchen is the rear hallway.

#### Rear Hallway

Having a door leading to the utility room.

## Utility Room

4' 9" x 5' 5" ( 1.45m x 1.65m )

Having a double glazed window to the rear aspect, laminate flooring, plumbing for a washing machine, ceiling light point and double glazed door leading to the rear garden.

## First Floor

### Landing

Having carpeted flooring, ceiling light point and doors leading to the bedrooms and shower room.

### Bedroom 1

13' 7" x 11' 8" ( 4.14m x 3.56m )

Having a double glazed window to the front and rear aspect, carpeted flooring, ceiling light point and a radiator.

### Bedroom 2

10' 8" Max x 13' 7" Max ( 3.25m Max x 4.14m Max )

Having a double glazed window to the front aspect, carpeted flooring, ceiling light point and a radiator.

## Shower Room

Having a double glazed window to the side aspect, tiled walls, vinyl flooring, walk in shower, W/C, wash hand basin and a ceiling light point.

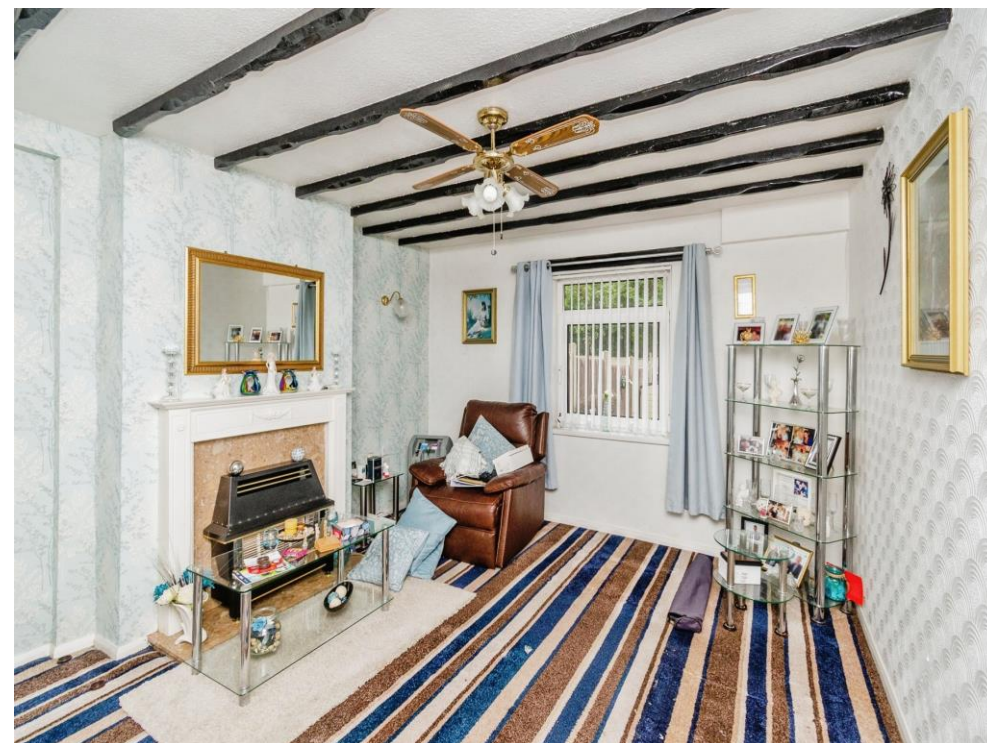
## Outside

### Front

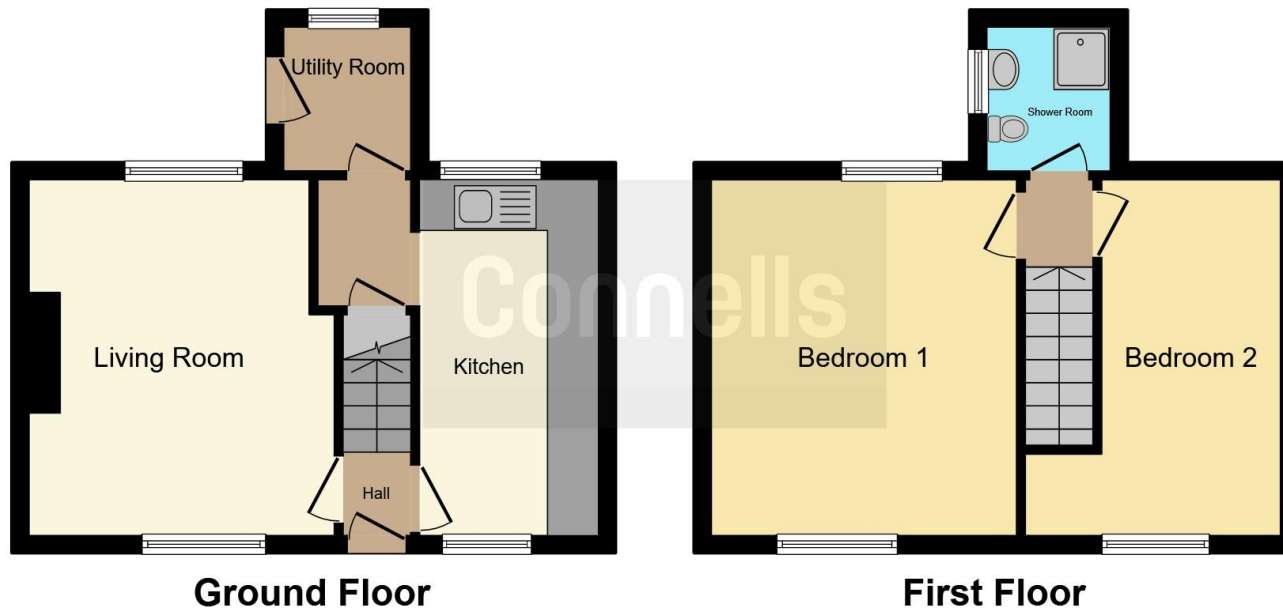
Having a block paved driveway providing parking.

### Rear

Having a block paved patio and a lawn.







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](http://www.focalagent.com)

To view this property please contact Connells on

**T 0121 556 2338**  
**E [wednesbury@connells.co.uk](mailto:wednesbury@connells.co.uk)**

22 Springhead  
 WEDNESBURY WS10 9AD

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/WED311373](http://connells.co.uk/Property/WED311373)**

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WED311373 - 0002