

for sale

guide price **£65,000** Leasehold



Scott Close West Bromwich B71 1PT

****INVESTMENTS OPPORTUNITY!**** This two bedroom property is in within a key location and being walking distance to the SANDWELL GENERAL HOSPITAL! Easy access to MAJOR BUS LINKS, generously sized bedroom and living space. CALL NOW TO ARRANGE YOU VIEWINGS!



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Property Details

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.

Approach

The property is approached via communal areas.

Entrance Hall

Accessed from the communal areas with access to the lounge, bedrooms and bathroom.

Lounge

The lounge offers a spacious area with double glazed windows, radiator and tv points.

Kitchen

A fitted kitchen to comprise a range of wall and base units with inset ss sink drainer, plumbing point, cooker point, double glazed window and works surfaces.

Bedroom One

With a double glazed window.

Bedroom Two

With a double glazed window.

Bathroom

To view this property please contact Connells on

T 0121 525 1177
E westbromwich@connells.co.uk

3 Astle Park
WEST BROMWICH B70 8NS

Tenure: Leasehold

EPC Rating: D

Property Ref: WBW309689 - 0003

This is a Leasehold property with details as follows; Term of Lease 126 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional

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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