



Connells

Marsh Lane
West Bromwich



Property Description

This POTENTIALLY family homes or INVESTMENT OPPORTUNITY, offers the perfect opportunity to either get you on the property ladder. MARSH LANE is set within a key location in West Bromwich with open green spaces to enjoy. You have sandwell and general hospital on the main all saints way along with several bus stops. This give you access to either West Bromwich town centre or Birmingham City Centre with ease! Within West Bromwich you have the high street with an array of shops and amenities along with New Square Shopping Centre.

The property itself consists of large spacious lounge, kitchen, rear garden, generously sized bedrooms and in need of FULL RENOVATION

CALL NOW TO ARRANGE YOU VIEWINGS!

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.

Lounge

12' 1" x 11' 4" (3.68m x 3.45m)

Double glazed door and window to the front, gas fire, TV point and door to dining room.

Dining Room

12' x 11' 4" (3.66m x 3.45m)

Double glazed window to the rear, gas fire, TV and telephone points, stairs to first floor and door to kitchen.

Kitchen

9' 5" x 5' 8" (2.87m x 1.73m)

Single glazed door and window to the rear, sink, gas and plumbing points, loft access and door to bathroom.

Shower Room

Double glazed window to the rear, shower, part tiled wash hand basin and WC

First Floor Landing

Stairs from dining room, loft access and door to;

Bedroom One

12' x 11' 4" (3.66m x 3.45m)

Double glazed window to the front, storage cupboard and telephone point.

Bedroom Two

11' 4" x 9' 3" (3.45m x 2.82m)

Double glazed window to the rear and storage cupboard housing water tank.

Bedroom Three

6' 2" x 12' 9" (1.88m x 3.89m)

Single glazed window to the rear and telephone point.

Rear Garden

Slabs, grass lawn, pond, green house, shed and side access.









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

Tenure: Freehold

view this property online connells.co.uk/Property/WBW310027



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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