



**Connells**

Rear Of Coles Lane  
West Bromwich



## Property Description

Connells are delighted to be marketing this impressive four double bedroom semi detached dorma-bunaglow accessed via a private road from coles lane. The property has had multiple extensions which now boasts a very impressive 279 square meters (3003.13 Square feet) approx. This bungalow is certainly not one to be missed offering outstanding living space throughout and conveniently positioned near to commuting links, schools, shops and other amenities.

In brief the property compromise of: Entrance porch, entrance hallway, kitchen, dining room, lounge, two double bedrooms wet room and bathroom. The first floor offers two further double bedrooms en-suite and dressing room.

## 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 window and door to the front, tiled flooring and door to entrance hall.

## Entrance Hall

Double glazed door to the front, stairs to first floor, radiator and vinyl flooring.

## Wet Room

Double glazed window to the side, shower cubicle, wash hand basin, low level WC, radiator, and tiled flooring.

## Lounge

34' 7" x 15' 2" ( 10.54m x 4.62m )

Double glazed window to the front, double glazed patio doors to the rear, three radiators, TV point, spotlights, open fireplace and carpet flooring.

## Dining Room

11' 7" x 14' 6" ( 3.53m x 4.42m )

Double doors to kitchen, radiator and carpet flooring.

## Kitchen

15' 4" x 11' 9" ( 4.67m x 3.58m )

Fully fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, splashback tiling, electric oven and gas hob with cooker hood over, space and plumbing for washing machine, space for fridge freezer, tiled flooring, radiator, double glazed window to the rear and door to garden.

## Bathroom

Fitted bath, low level WC, wash hand basin, extractor fan, part tiled and vinyl flooring.

## Bedroom One

Double glazed window to the front, radiator, TV point and carpet flooring.

## Bedroom Two

12' 2" x 15' 3" ( 3.71m x 4.65m )

Double glazed patio door to the rear, radiator and carpet flooring,

## Bedroom Three

11' 9" x 24' 3" ( 3.58m x 7.39m )

Double glazed window to the front and rear, radiator, TV point and carpet flooring.

## Bedroom Four

15' 5" x 24' 5" ( 4.70m x 7.44m )

Double glazed window to the rear, skylight, radiator, TV point and carpet flooring.

## Dressing Room

Window to the front and side, radiator and carpet flooring.

## En Suite

Double glazed window to the side, bath with shower over, part tiled, wash hand basin, low level WC, shaver point, extractor fan, radiator and vinyl flooring.

## Garage

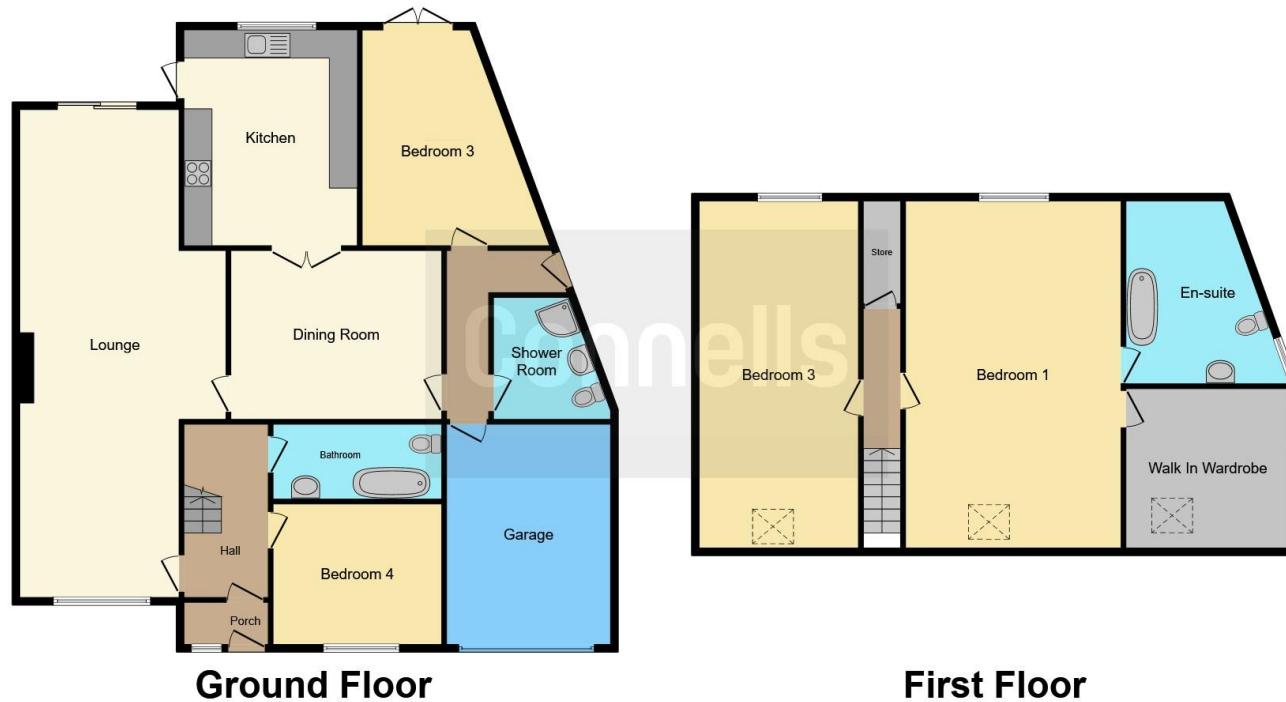
16' 9" x 10' 9" ( 5.11m x 3.28m )

Electric up & over doors, power, lighting and plumbing facilities.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WBW310139](http://connells.co.uk/Property/WBW310139)**



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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