



Connells

The Broadway
West Bromwich



Property Description

The Broadway is a perfect opportunity to either get you on the property ladder or your next buy to let investment. Being within walking distance to major bus links giving access to both West Bromwich and Wednesbury Town Centres and also within the catchment for Hateley Heath Primary. Set within a quiet residential cul-de-sac so a very quiet and private location.

This property briefly comprises of entrance hallway, living room, diner room and an extended kitchen. The first floor benefits from a landing area leading to three bedrooms and family bathroom. The property also has off road parking in the form of a driveway, garage to the rear whilst also having a garden to the rear. The dwelling has gas central heating and double glazing throughout.

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 door to the front and double glazed to the entrance hall.

Entrance Hall

Double glazed door to the front, storage cupboard, stairs to first floor and doors to lounge, dining room and kitchen.

Lounge

13' 4" into bay x 9' 8" (4.06m into bay x 2.95m)

Bay window to the front, gas fire with feature surround, central heated radiator and TV point.

Dining Room

14' 4" x 9' 8" max (4.37m x 2.95m max)

Double glazed window and door to the rear and central heated radiator.

Kitchen

16' 4" x 7' 9" (4.98m x 2.36m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, stainless steel sink and drainer, integral oven and hob, electric meter, boiler and window to the rear and side.

First Floor Landing

Stairs from entrance hall and doors to bedrooms and bathroom.

Bedroom One

13' 9" into bay x 9' 9" into recess (4.19m into bay x 2.97m into recess)

Bay window to the front and central heated radiator.

Bedroom Two

14' 4" into bay x 9' 8" into recess (4.37m into bay x 2.95m into recess)

Double glazed bay window to the rear and central heated radiator.

Bedroom Three

9' 9" into bay x 5' 5" (2.97m into bay x 1.65m)

Double glazed window to the front.

Bathroom

Fitted shower cubicle, tiled throughout, WC, wash hand basin with vanity unit under, central heated radiator and window to the rear.

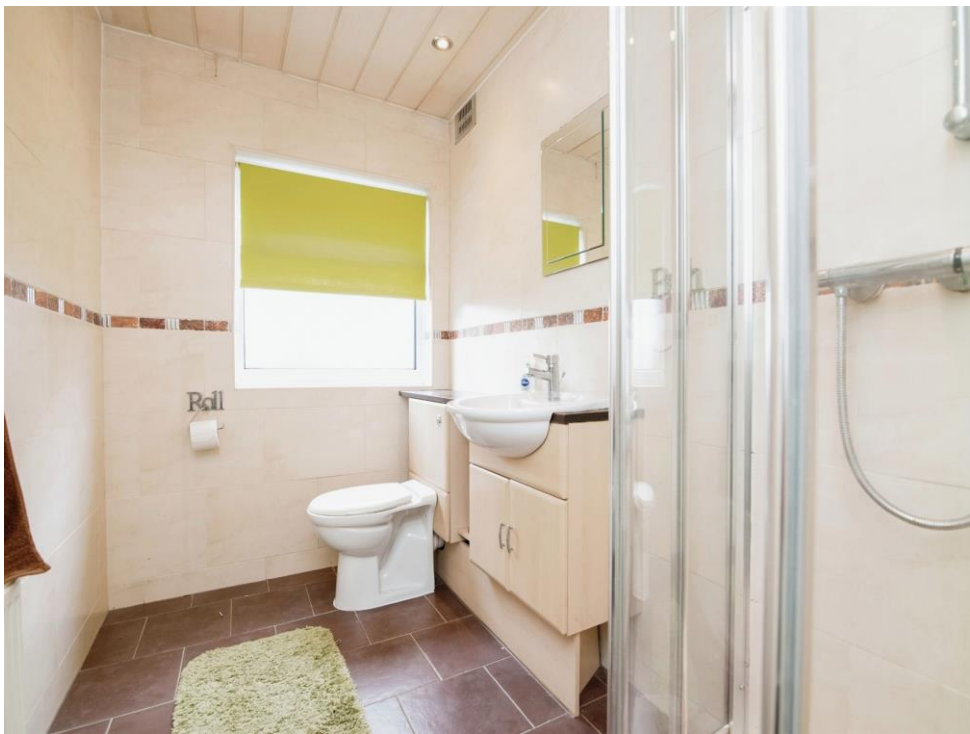
Rear Garden

Slabbed throughout with side gated access.

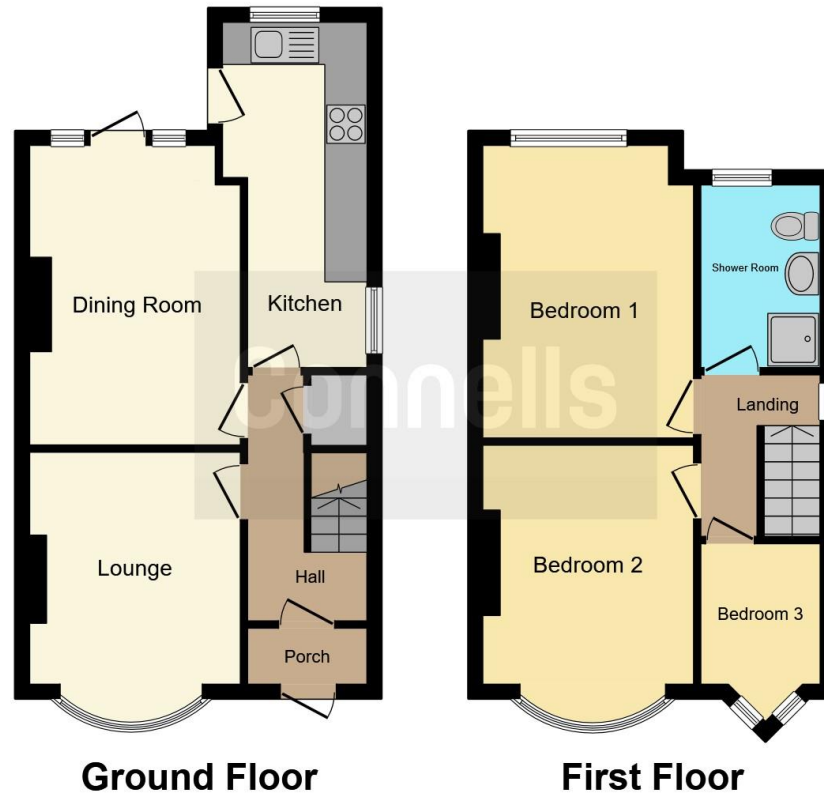
Garage

Detached garage to the rear of the property.









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

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EPC Rating: D

view this property online connells.co.uk/Property/WBW310199

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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