



Connells

St. Clements Lane
West Bromwich



Property Description

This two bedroom maisonette is a no brainer for any first time buyer or investor! The property comprises of entrance hallway, a generous sized bedrooms, a living room with large double glazed windows allowing much light into the property, a beautiful fitted kitchen and bathroom, the property will be sold with no onward chain and wont be on the market for long.

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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 door to lounge.

Lounge

13' 4" x 12' 8" (4.06m x 3.86m)

Double glazed window to the front, electric fire with feature surround, central heated radiator, storage cupboard, TV & telephone points and door to hall.

Hall

Doors to lounge, bedrooms, shower room and kitchen.

Kitchen

8' 6" x 8' 1" (2.59m x 2.46m)

Fully fitted kitchen comprising of a range of wall and base units, work surfaces, sink and drainer, splash back tiling, gas point, plumbing point and double glazed window to the side.

Bedroom One

12' 2" x 10' 10" (3.71m x 3.30m)

Double glazed window to the rear, central heated radiator, telephone point and built in wardrobe.

Bedroom Two

12' 3" x 6' 6" (3.73m x 1.98m)

Double glazed doors to the rear, central heated radiator and storage cupboard housing boiler.

Shower Room

Double glazed window to the side, fitted shower cubicle, part tiled, WC, wash hand basin and central heated radiator.









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: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WBW310210

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

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