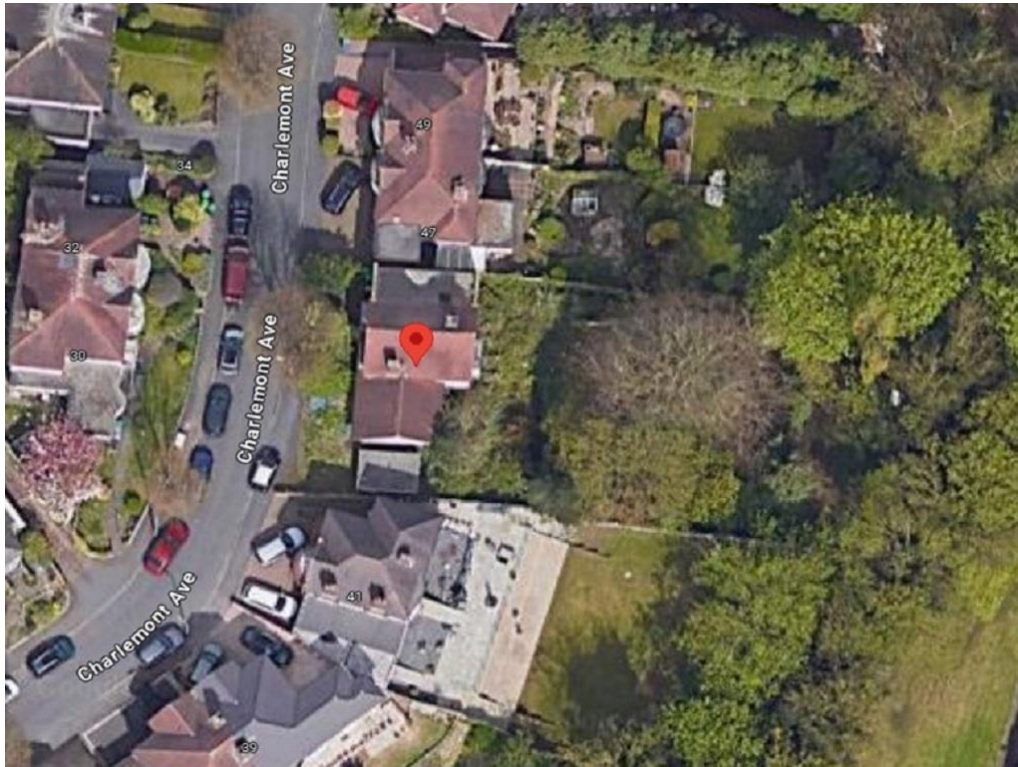




Connells

Charlemont Avenue
West Bromwich



Property Description

Positioned just off Charlemont Road this executive style home is certainly one that stands out from the crowd. The five bedroom individual build is unique in it's layout and design in comparison to other properties within the area, which is what give this property it's character and charm, that along with some of it's original features. Having generous rooms sizes both downstairs and upstairs, there's no shadow of a doubt that this property can be the forever home for any type of family. The property offers easy to maintain rear garden perfect for plants and shrubs. The house offers easy access to Great Barr via the Newton Road as well as access to the M6 & M5 Motorways. Inside the house buyers can expect to see an interior equivalent to a Show home with the property briefly comprising of an entrance hall, through lounge, fitted kitchen diner, guest wc, five generously sized bedrooms, family bathroom, ensuite to two of those bedrooms, central heating and a great sized rear garden with the addition of a partially sunk garden room.

Situated within on a large plot potential to extend, develop or split into two seperate plots STP.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 Hall

Double glazed door and window to the front, stairs to first floor, under stairs storage, doors to WC and lounge.

Wc

Wash hand basin and WC.

Lounge

17' 8" x 12' 8" (5.38m x 3.86m)

Double glazed bay window to the front, central heated radiator and access to kitchen.

Kitchen

23' 9" x 9' 9" (7.24m x 2.97m)

Fully fitted kitchen with a range of wall and base units with work surfaces over, splash back tiling, sink and drainer, integrated gas hob and electric oven, cooker hood, plumbing points, central heated radiator, double glazed window to the rear and patio doors to the rear garden.

First Floor Landing

Stairs from entrance hall, doors to bedrooms one, three, four, five and bathroom and stairs to second floor.

Bedroom One

10' 6" x 9' 10" (3.20m x 3.00m)

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

En Suite

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

Bedroom Three

16' 5" max x 12' 10" max (5.00m max x 3.91m max)

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

Bedroom Four

14' 2" x 12' 9" (4.32m x 3.89m)

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

Bedroom Five

11' 8" max x 7' 5" max (3.56m max x 2.26m max)

Double glazed window to the front and central heated radiator.

Bathroom

Double glazed to the front, fitted panel bath, shower cubicle, wash hand basin, WC and central heated radiator.

Bedroom Two

21' 1" x 12' 11" max (6.43m x 3.94m max)

Double glazed window to the side, two central heated radiators and door to en suite.

En Suite

Fitted panel bath, WC and wash hand basin,

Garden Room

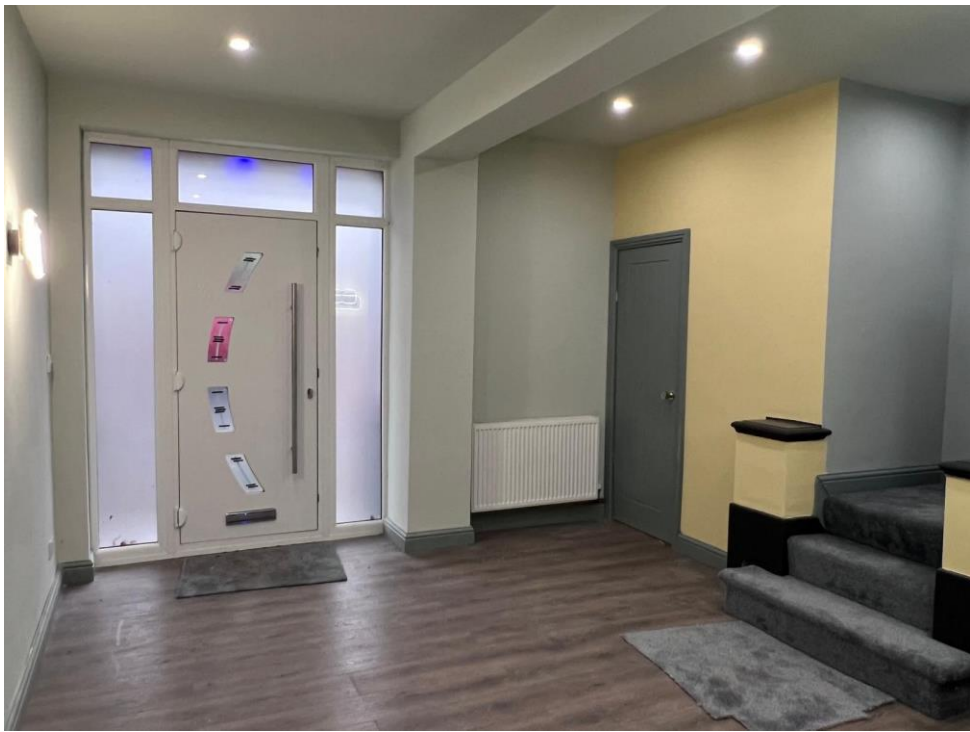
15' 9" x 14' (4.80m x 4.27m)

A useful and large space on the second lower tier with access to power and electrics.

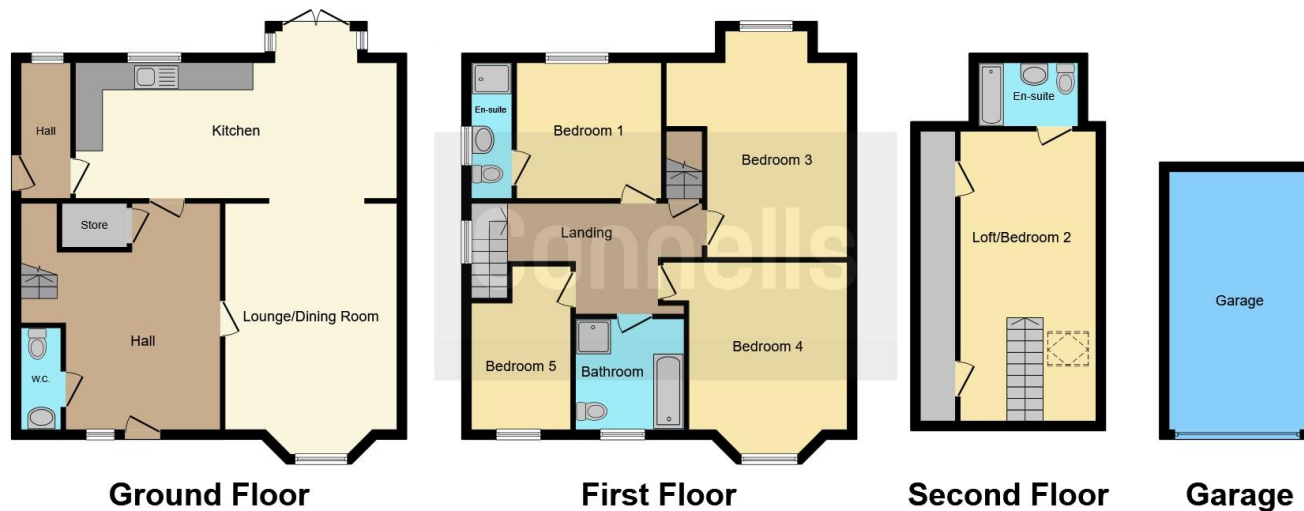
Rear Garden

Tiered rear garden having lawn to the upper tier and steps down to a concrete patio area. Side gated 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

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EPC Rating: D

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Tenure: Freehold



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