

for sale

guide price **£70,000** Leasehold



## Metro Lofts High Street WEST BROMWICH B70 6JJ

This modern one bedroom apartment is situated on the third floor and comes with a good amount of lease remaining at 246 years. The apartment comes with as an open plan living area. This is a great purchase for a first time buyer or investor with potentially £750 PCM.



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# Property Details

**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

Door from communal hall and doors to bathroom, utility and kitchen/lounge area.



## Utility Room 3' 2" x 6' 2" ( 0.97m x 1.88m )

Plumbing point and water tank.

## Bathroom

Fitted shower cubicle, tiled throughout, WC and wash hand basin combination vanity unit.

## Lounge/Kitchen 14' 9" x 21' 10" ( 4.50m x 6.65m )

Open plan kitchen and lounge area comprising of a fitted kitchen with a range of base units and work surfaces over, electric oven and hob with cooker hood over, sink and drainer with mixer tap and stairs to bedroom.

## Bedroom One 14' 9" x 9' 2" ( 4.50m x 2.79m )

Electric heater.



To view this property please contact Connells on

**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
WEST BROMWICH B70 8NS

**Tenure:** Leasehold

**EPC Rating:** B

Property Ref: WBW309940 - 0002

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for leasehold properties.

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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