



Connells

Rutland Road
West Bromwich

Rutland Road
West Bromwich B71 1JP

for sale guide price
£180,000



Property Description

****PERFECT INVESTMENT OR FUTURE FAMILY HOME**** This large 3 bedroom home is situated within WALKING DISTANCE to major bus links as well as local shops. Walking distance to PHOENIX COLLIGATE as well as STJOHN PRIMARY! CALL US NOW TO ARRANGE YOUR VIEWINGS!

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

Single glazed door to the front, window to the side, stairs to the first floor, storage cupboard and access to the lounge and door to the kitchen.

Lounge

14' 3" x 12' 6" (4.34m x 3.81m)

Patio doors to the front, gas fire, central heated radiator and access to the dining room.

Dining Room

9' 11" x 11' 2" (3.02m x 3.40m)

Patio doors to the rear and central heated radiator.

Kitchen

9' 11" x 9' 4" (3.02m x 2.84m)

Fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, stainless steel sink and drainer, gas point and door to the side outbuilding.

Lean To

Having a door to the front and door to the rear, storage areas and a WC.

First Floor Landing

Stairs from the entrance hall and doors to bedrooms and bathroom.

Bedroom One

13' 1" x 9' 11" (3.99m x 3.02m)

Double glazed window to the rear and central heated radiator.

Bedroom Two

13' 7" x 10' 9" max (4.14m x 3.28m max)

Double glazed window to the front and central heated radiator.

Bedroom Three

9' 11" x 7' 7" (3.02m x 2.31m)

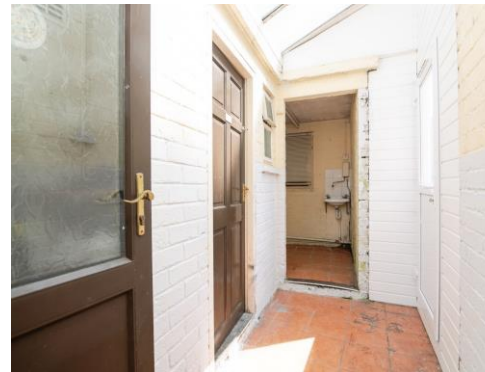
Double glazed window to front and central heated radiator.

Bathroom

Double glazed window to the front and central heated radiator.

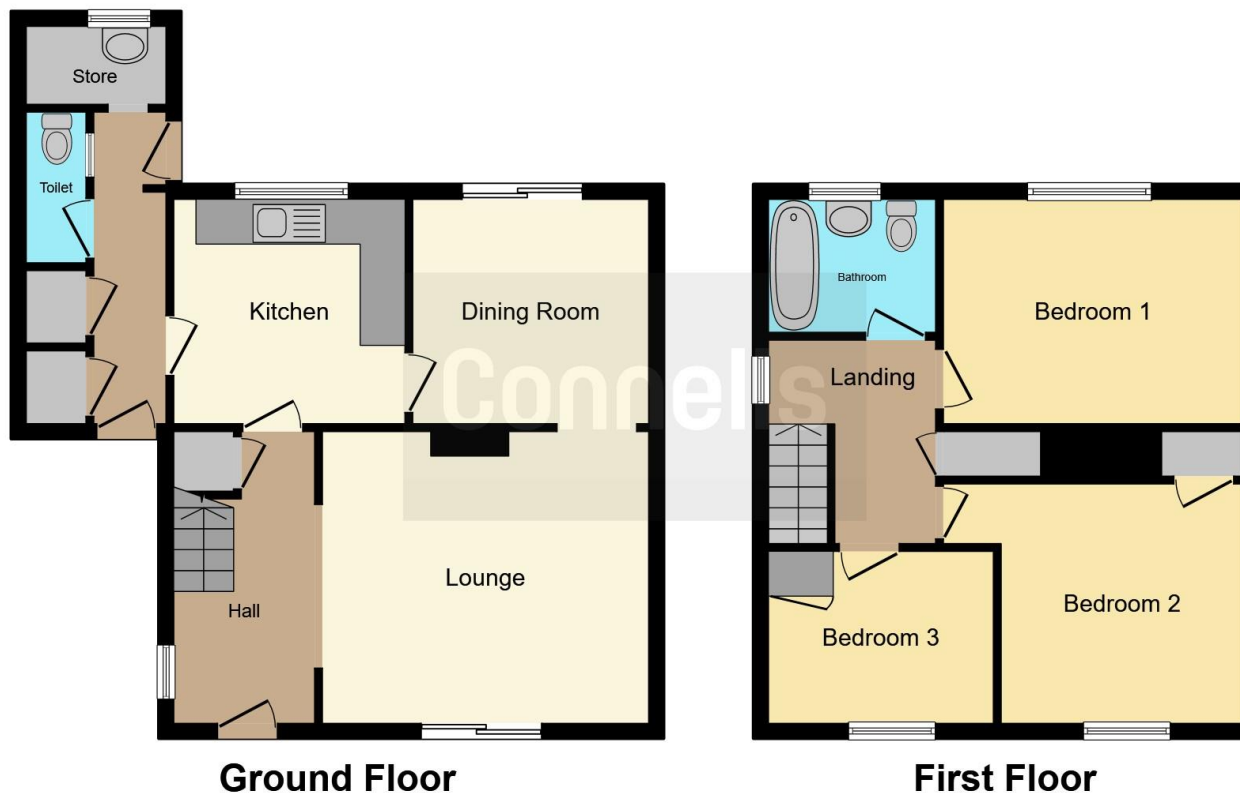
Rear Garden

Slabbed patio to the front and a grass lawn to the rear.









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: Freehold

view this property online connells.co.uk/Property/WBW310619



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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