



Connells

Farhill Close
WEST BROMWICH



Property Description

Although the property may require some light internal modernisation, the property has been very well kept and maintained over the years. Pennyhill Primary School is approximately one mile away, as well as a parade of local shops situated on Beaconview Road of which serve the residents of Charlemont Farm. The residential area is home to many other families alike who can commute to Birmingham City Centre via the train at Tamebridge Parkway. This idyllic home briefly comprises of an entrance hall, through lounge, kitchen/diner, first floor landing, family bathroom with separate wc, three good sized bedrooms and both front & rear gardens. Purchasers also have a central heating system.

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.

On Approach

Steps leading up to the front of the property and grass lawn to the side.

Entrance Hall

Double glazed door to the front, radiator, stairs to first floor and doors to lounge and kitchen.

Lounge

15' 8" x 11' 5" (4.78m x 3.48m)

Double glazed bay window to the front, TV & telephone points, radiator and gas fire.

Kitchen

15' 9" x 11' 6" (4.80m x 3.51m)

Fitted kitchen comprising of a range of wall and base units, work surfaces, stainless steel sink, gas and plumbing points, telephone point, electric fire, radiator and double glazed patio door to the rear.

First Floor Landing

Stairs from entrance hall and doors to;

Bedroom One

11' 9" x 10' 3" (3.58m x 3.12m)

Double glazed window to the front and radiator.

Bedroom Two

13' 3" x 9' 7" (4.04m x 2.92m)

Double glazed window to the rear and TV point.

Bedroom Three

8' 10" x 7' 5" (2.69m x 2.26m)

Double glazed window to the rear and radiator.

Wc

WC

Shower Room

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

Rear Garden

Slabs, grass lawn, artificial grass and a variety of plant life. Garden shed and access to garage at the rear of the garden.

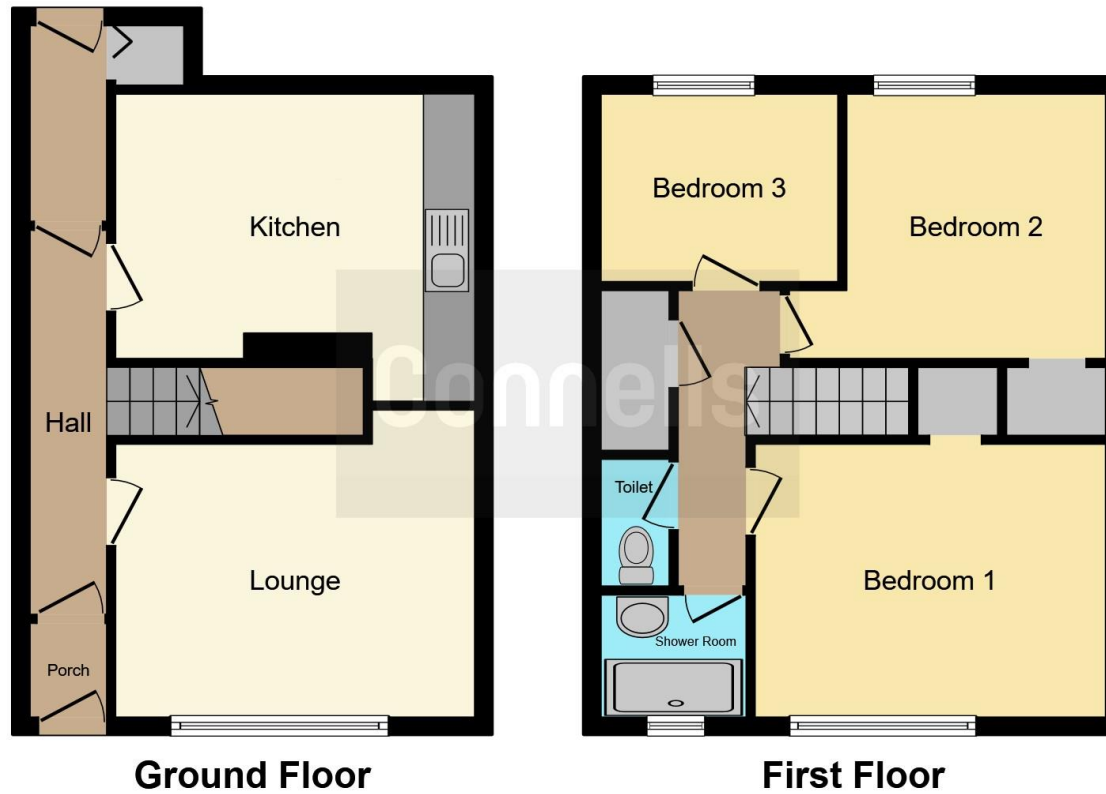
Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.









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

view this property online connells.co.uk/Property/WBW310016

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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