

for sale

guide price **£180,000** Freehold



## Bearwood Road Smethwick B66 4LT

Discover a prime investment opportunity with this property on Bearwood Road, featuring two modern 2-bedroom flats. Each flat has separate entrances and utilities, ensuring privacy and convenience. This property is not to be missed! Why not give our residential sales team a call to book your viewing!

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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 £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.

## Flat One

### Entrance Hallway

Ceiling light point, radiator, and access unto;

### Bedroom One

Window to front aspect, fireplace, carpeted floor, ceiling light point, and radiator.

### Bedroom Two

Window to rear aspect, carpeted floor, ceiling light point, and radiator.

### Reception Room

Window to side aspect, tiled floor, ceiling light point, and radiator.

### Kitchen

Window to rear aspect, sink with drainer, part tiled walls, tiled floor, door out to rear garden, ceiling light point, and radiator.

### Bathroom

Shower cubicle, W.C, hand wash basin, tiled walls, tiled floor, ceiling light point.

## Flat Two

### Landing

Ceiling light point, access unto;

### Reception Room

Three windows to front aspect, electric storage heater, ceiling light point.

### Bedroom Two

Window to rear aspect, ceiling light point.

### Bathroom

Window to side aspect, tiled floor, tiled wall, W.C, hand wash basin bath with over head shower.

### Kitchen

Window to rear aspect, tiled floor, ceiling light point.





To view this property please contact Connells on

**T 0121 420 3611**  
**E [bearwood@connells.co.uk](mailto:bearwood@connells.co.uk)**

122-123 Poplar Road Bearwood  
SMETHWICK B66 4AP

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: BEA310739 - 0006

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](http://www.focalagent.com)

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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