

for sale

guide price **£220,000** Freehold



Barclay Road Smethwick B67 5JZ

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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.

Ground Floor

Porch

Entrance Hallway

Ceiling light point and access unto;

Sitting Room 12' 5" x 9' 9" (3.78m x 2.97m)

Having a bay window to the front aspect, carpeted flooring, wall and ceiling light points, and radiator.

Dining Room 12' 5" x 13' 1" (3.78m x 3.99m)

Having a window to the rear aspect, wood laminate flooring, fireplace with electric fire, ceiling light point, and radiator.

Kitchen 15' 1" x 8' 2" (4.60m x 2.49m)

Fitted kitchen with range of wall and base units, window to side aspect, door leading to rear garden, plumbing for washing machine, lino flooring, integrated electric oven and four ring gas hob, ceiling like point, and radiator.

W.C

Having an obscured window to side aspect, W.C, hand wash basin, and ceiling light point.

First Floor

Landing

Ceiling light point and access unto;

Bedroom One 12' 5" x 13' 1" (3.78m x 3.99m)

Having two windows to the front aspect, ceiling light point, and radiator.

Bedroom Two 12' 5" x 9' 8" (3.78m x 2.95m)

Having a window to the rear aspect, carpeted floor, ceiling light point, and radiator.

Bathroom

Having an obscured window to the side aspect, bath, W.C, hand wash basin, part tiled walls, ceiling light point, and radiator.

Bedroom Three 9' 8" x 8' 2" (2.95m x 2.49m)

Having a window to the rear aspect, carpeted floor, ceiling light point, and radiator.





To view this property please contact Connells on

T 0121 420 3611
E bearwood@connells.co.uk

122-123 Poplar Road Bearwood
SMETHWICK B66 4AP

Tenure: Freehold

EPC Rating: C

Property Ref: BEA311668 - 0004

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

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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