

for sale

guide price **£135,000** Freehold



## Edward Road Smethwick B67 6EP

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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.

## Entrance Porch

Double glazed front door, double glazed window to the side aspect and laminate flooring.

## Entrance Hall

Single glazed front door, radiator and laminate flooring.

## Lounge 11' 3" x 8' 6" ( 3.43m x 2.59m )

Double glazed bay window to the rear aspect, radiator, telephone point, ceiling rose and laminate flooring.

## Kitchen 12' 11" x 6' 7" ( 3.94m x 2.01m )

Double glazed window to the side aspect, fitted kitchen, wall and base units with work surfaces and tiling, sink and drainer, electric oven, gas hob, cooker hood, central heating boiler, plumbing for a washing machine and door to rear lobby.

## Ground Floor Bathroom

Double glazed window to the side aspect, radiator, bath, wash hand basin, low level W. C and the room is part tiled.

## Landing

Stairs leading from the entrance hall to the first floor landing with carpeted flooring.

## Bedroom One 12' 2" x 11' 3" ( 3.71m x 3.43m )

Two double glazed windows to the front aspect, radiator, ceiling light and carpeted flooring.

## Bedroom Two 9' 3" x 11' 3" ( 2.82m x 3.43m )

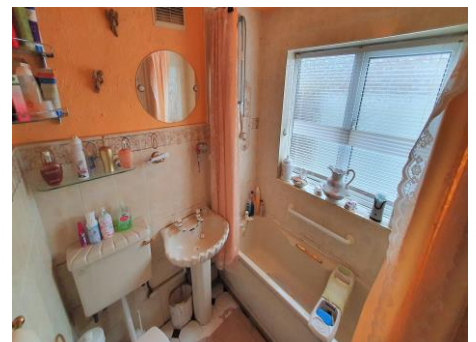
Double glazed window to the rear aspect, radiator, ceiling light and carpeted flooring.

## Bedroom Three 6' 8" x 8' 7" ( 2.03m x 2.62m )

Double glazed window to the rear aspect, radiator, ceiling light and carpeted flooring.

## First Floor W. C

Double glazed window to the side aspect, low level W. C, wash hand basin and carpeted flooring.



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:** E

Property Ref: BEA307193 - 0007

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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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