

for sale

guide price **£190,000** Freehold



Lightwoods Road Smethwick B67 5BE

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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 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.

Ground Floor

Porch

Entrance porch.

Entrance Hallway

Ceiling light point, radiator, and access unto;

Reception Room One

Having a double-glazed window to the front aspect of the property, fire place and surround, built in shelves, ceiling light point, and radiator.



Reception Room Two

Having double-glazed patio doors leading out to the rear garden, ceiling light point, and radiator.

Kitchen

Having a double-glazed window to the side aspect, fitted kitchen with a range of wall and base units, plumbing for washing machine, sink with drainer, ceiling light point, tiled floor, part tiled walls, storage cupboard, and radiator.

Bathroom

Having obscured double-glazed windows to the rear and side aspect, bath with overhead shower, W.C, hand wash basin, part tiled walls, tiled floor, ceiling light point, and radiator.

First Floor

Landing

Having a radiator, ceiling light point, and access unto;

Bedroom One

Having a double-glazed window to the front aspect, ceiling light point, and radiator.

Bedroom Two

Having a double-glazed window to the rear aspect, ceiling light point, and radiator.

Bedroom Three

Having a double-glazed window to the rear aspect, ceiling light point, and radiator.

Shower Room

Having a shower cubicle and ceiling light point.



To view this property please contact Connells on

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122-123 Poplar Road Bearwood
SMETHWICK B66 4AP

Tenure: Freehold

EPC Rating: D

Property Ref: BEA311794 - 0003

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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