

for sale

guide price **£170,000** Freehold



Harvest Road Smethwick B67 6NH

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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.

Approach

Tarmac driveway leads you to the property, flanked by mature shrubs. The driveway also provides convenient access to the garage, perfect for secure parking and additional storage.

Garage



Ground Floor

Porch

Double-glazed uPVC porch.

Entrance Hall

Includes a ceiling light point, radiator, and stairs rising to the first floor.

Lounge

Features a double-glazed bay window to the front aspect, wood fire surround with gas fire, built-in storage, ceiling light point, carpeted floor, and radiator.

Dining Room

Includes a double-glazed window looking into the kitchen, a brick fire surround with a gas fire, carpeted floor, wall lights, a ceiling light point, and an obscured double-glazed door leading to the kitchen, and access to pantry.

Kitchen

This bright double-glazed extension features a fitted kitchen with wall and base units, a sink with drainer and mixer tap, an integrated gas hob and electric oven, and plumbing for a washing machine. It includes an electric storage heater, tiled walls, and lino flooring. The space is filled with natural light from the window and a frosted ceiling.

W.C

Outside W.C. accessed from the rear garden.

Garden

The private garden features a paved area, and lawn.

First Floor

Landing

Featuring a ceiling light point, a radiator, and a double-glazed window to the side aspect.

Bedroom One

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

Bedroom Two

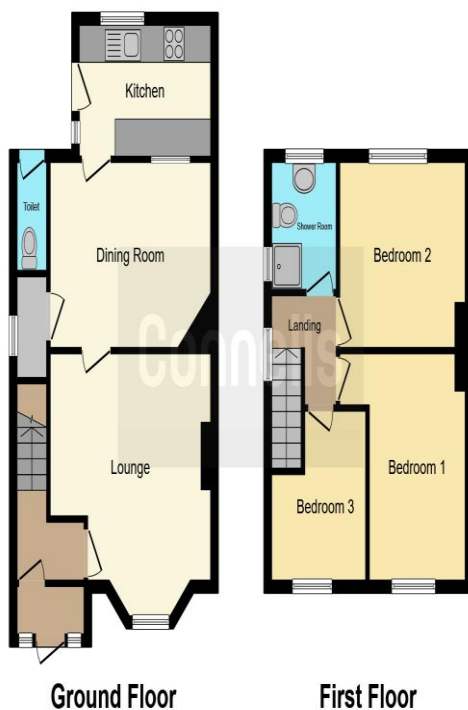
Features a double-glazed window to the front aspect, carpeted floor, ceiling light point, and radiator.

Bedroom Three

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

Shower Room

This well-appointed space features an obscured double-glazed window to the rear aspect, a shower, W.C., hand wash basin, ceiling light point, and a radiator. The walls are tiled for easy maintenance, and the floor is finished with lino for durability and comfort.



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: BEA312028 - 0007

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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