



**Hagley Road West, Smethwick B67 5EZ**

**welcome to**

**Hagley Road West, Smethwick**

**\*\* GREAT INVESTMENT OPPORTUNITY \*\* FRONT & REAR RECEPTION ROOMS \*\* SHOWER ROOM \*\* TWO DOUBLE BEDROOMS \*\* REAR GARDEN \*\* GREAT TRANSPORT LINKS TO CITY CENTRE \*\* SHORT COMMUTE TO THE QUEEN ELIZABETH HOSPITAL & BIRMINGHAM UNIVERSITY \*\* NO CHAIN \*\***



## 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.

## Agent Note

The Council Tax Band is A

## Entranxe Porch

Small porch area

## Entrance Hall

Double glazed

## Lounge

11' 2" x 10' 8" into breast ( 3.40m x 3.25m into breast )

Double glazed window to the front of the property, central heating radiator.

## Dining Room

12' 3" x 11' 1" into breast ( 3.73m x 3.38m into breast )  
Double glazed window to rear of the property, central heating radiator, under stair storage and carpeted stairs leading to accommodation.

## Kitchen

5' 9" x 12' 11" ( 1.75m x 3.94m )  
Double glazed window to side of the property (facing garden) tiled to splash prone areas, work tops, fitted kitchen cupboards, space for washing machine, access to rear garden and stainless steel hand wash sink.

## Shower Room (off Kitchen)

Partially tiled floor to ceiling, small hand wash basin, double glazed obscured window to side of the property (facing garden)

## Bedroom One

11' 5" x 11' into breast ( 3.48m x 3.35m into breast )  
Double glazed window to the front of the property and central heating radiator.

## Bedroom Two

12' 1" x 11' into breast ( 3.68m x 3.35m into breast )  
Double glazed window to rear of the property, central heating radiator and small storage spaced

## Bathroom

Double glazed window to rear of the property, obscured glass, central heating radiator, bath with shower over, small hand wash basin and tiled to splash prone areas.

## Front Garden

No drop curb but single space to park in front of property.

## Rear Garden

Sizable garden



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## Hagley Road West, Smethwick

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom terraced property
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Tenure: Freehold EPC Rating: D

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HBN110701 - 0002

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**0121 427 3264**



[harborne@shipways.co.uk](mailto:harborne@shipways.co.uk)



172 High Street, Harborne, BIRMINGHAM,  
West Midlands, B17 9PP



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