

property details **approval form**

463 Wolverhampton Road, Oldbury, West Midlands, B68 8DD

Date: 22 November 2024

Property Ref and Version: HBN110950 - 0004

selling your home with us!



>> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Shipways office: 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP
T 0121 427 3264 E harborne@shipways.co.uk

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>> **price**

guide price £300,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers' fees apply.
- > Detached Property with Ensuite to Master Bedroom
- > Three good sized bedrooms
- > Two reception rooms
- > Kitchen/diner
- > Driveway to the Front.
- > EPC Rating: C

>> **short description**

*** DETACHED PROPERTY *** THREE GOOD - SIZED BEDROOMS *** TWO RECEPTION ROOMS *** FITTED KITCHEN/DINER *** DOWNSTAIRS WC *** EN-SUITE TO MASTER BEDROOM *** FAMILY BATHROOM *** SECURE REAR GARDEN *** DRIVEWAY *** REAR GARDEN.

>> **long description**

This three-bedroom detached property is set in a popular residential area of Oldbury. The property is conveniently located on the Wolverhampton Road, which gives easy access to Birmingham City Centre and other neighbouring areas with its excellent transport links, and with access to local motorway links just a short drive away. Birmingham University and both the Queen Elizabeth Hospital and City Hospital are all just a short commutable distance away, and the property lies within the catchment area of excellent local schools for children of all ages, making this an excellent family home.

The property comprises in further detail- Driveway on approach to the property. The entrance hallway gives access to the front lounge and the open plan kitchen/living room/dining room to the rear. Stairs ascend from the hallway to the first-floor accommodation which hosts the three good sized bedrooms, the family bathroom, and the en-suite shower room to the master bedroom.

This is a truly outstanding property both in its location and accommodation available. Viewing is highly recommended.

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>> **room description**

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 C.

Entrance Hall

stairs to first floor, doors to all accommodation.

Downstairs Toilet

low level flush w/c, hand wash basin, towel rail, tiling to walls.

Lounge

13' 1" x 11' 1" (3.99m x 3.38m)

window

Dining Room

12' 1" x 10' 8" (3.68m x 3.25m)

window to side

Kitchen/Diner/Lounge

24' 9" x 17' 7" (7.54m x 5.36m)

range of wall and base units, with work surfaces over, fitted oven, sink unit, tiled to splashproof areas.

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>> **room description**

Bedroom 1 With En-Suite

19' 6" x 12' 4" (5.94m x 3.76m)

window.

with shower cubical and low-level flush w/c.

Bedroom 2

13' 1" x 10' 8" (3.99m x 3.25m)

bay window

Bedroom 3

7' 8" x 6' 5" (2.34m x 1.96m)

window

Bathroom

window, bath, low level flush w/c, hand wash basin.

Out Front

set back on service road with dropped curb and drive.

Rear Garden

garden to rear

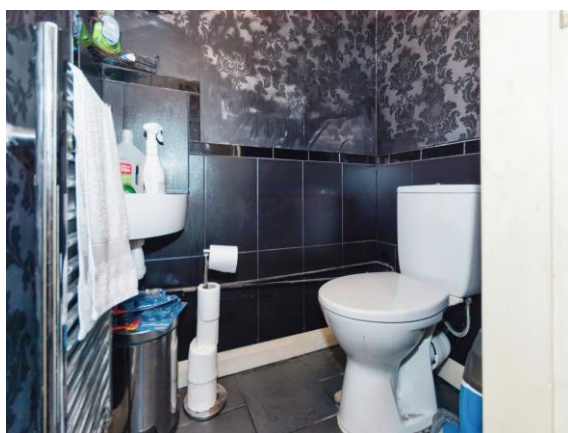
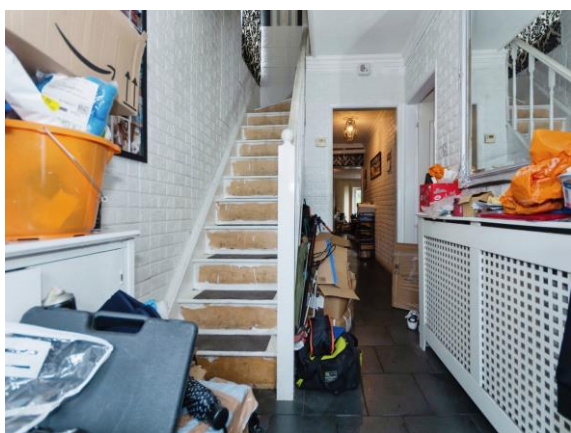
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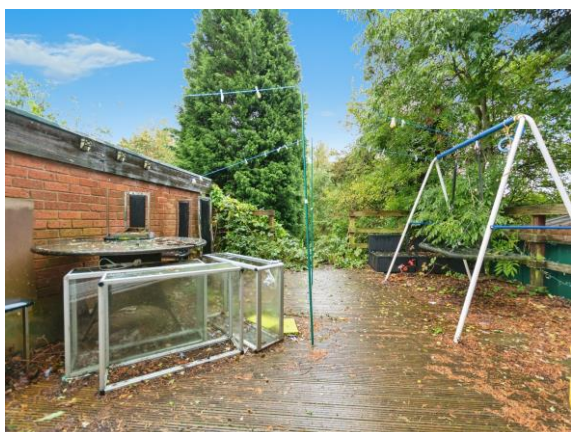
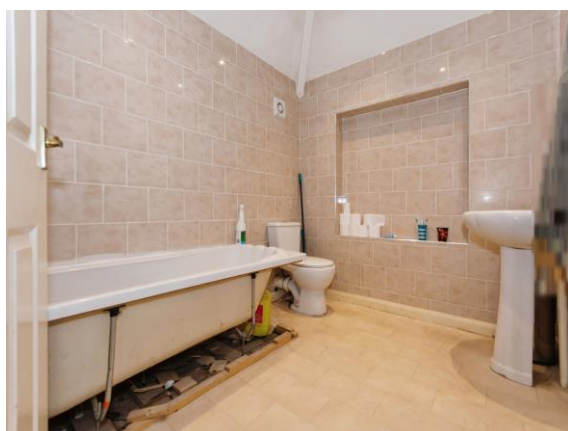
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>> floor plan



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

>> approval

Signature

Date

Jamie Grice

Mr R.A. Grove

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