

for sale

guide price **£70,000** Leasehold



## Tameway Plaza Bridge Street Walsall WS1 1JJ

Internal viewing is highly recommended to appreciate this two bedroom first floor flat conveniently positioned for local amenities. The property is close to all local amenities, schools and transport links and briefly comprises of entrance hall, lounge, kitchen diner and bathroom.



# 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.

## Access Via

A communal entrance with stairs leading to first floor and front door leading to:

## Entrance Hall

Having secure intercom entry system, electric heater, airing cupboard housing hot water tank and door leading to:

## Open Plan Kitchen Lounge Diner 23' 6" x 18' 8" ( 7.16m x 5.69m )

Rear aspect double glazed window, range of wall and base units with work surfaces over, stainless steel sink and drainer, range of integrated appliances including fridge freezer, washing machine, electric oven, electric hob with cooker hood

over, electric heater, lounge and dining area.

## Bedroom One 14' 8" x 12' 4" ( 4.47m x 3.76m )

Rear aspect double glazed window and electric heater.

## Bedroom Two 12' 4" x 11' 8" ( 3.76m x 3.56m )

Rear aspect double glazed window and electric heater.

## Bathroom

Bath with shower over, wash hand basin with vanity unit, electric heated towel rail, shaver point, extractor fan and complimentary tiling.

## Outside

Allocated parking spot. Property has a separate kind of standing and it's own roof (not actually under the tower building roof).





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](http://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 as approximate. 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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: PWE104182 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 5782.15

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be required for items such as Leasehold packs.

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