

for sale

guide price **£180,000** Freehold

**Paul  
Dubberley**



Westbourne Road West Bromwich B70 8LD



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## Property Description

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## 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.

## Entrance

Having door to the front elevation straight into the lounge.

## Lounge

12' 11" max x 11' 2" max ( 3.94m max x 3.40m max )

Having a double glazed window to the front elevation, gas fire and central heating radiator.

## Living Room

12' 2" x 12' ( 3.71m x 3.66m )

Having a double glazed window to the rear elevation, gas fire, central heating radiator and stairs to the first floor.

## Kitchen

16' 6" into door recess x 6' 4" max ( 5.03m into door recess x 1.93m max )

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, one bowl sink and drainer, tiling to splash prone areas, gas cooker point, with cookerhood over, central heating boiler, central heating radiator and door to downstairs bathroom and rear garden.

## Downstairs Bathroom

Having double glazed window to the rear and side elevation, fully tiled with bath, vanity wash hand basin, extractor fan and central heating radiator.

## Separate WC

Having a double glazed window to the side elevation and low level WC.

## Landing

Having stairs from reception room two and doors to.

### **Bedroom One**

14' 1" max x 11' 2" max ( 4.29m max x 3.40m max )

Having two double glazed windows to the front elevation and central heating radiator.

### **Bedroom Two**

12' 1" into door recess x 12' 1" max ( 3.68m into door recess x 3.68m max )

Having a double glazed window to the rear elevation and central heating radiator.

### **Bedroom Three**

9' 10" x 6' 4" ( 3.00m x 1.93m )

Having a double glazed window to the rear elevation and central heating radiator.

### **Front Garden**

Having gate and surrounding low wall, slabbed and shared entry for rear access.

### **Rear Garden**

Slabbed area and lawn area to the rear.

### **Separate Garage**

Separate garage with up and over door, will be directed to location on viewing.













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)

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**EPC Rating: D**

**view this property online [PaulDubberley.co.uk/Property/PWB103867](http://PaulDubberley.co.uk/Property/PWB103867)**

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