

for sale

guide price **£170,000** Freehold

**Paul  
Dubberley**



Thompson Road Oldbury B68 8QD

# Thompson Road Oldbury B68 8QD



## Property Description

Do you need help selling your property?  
Do you need help finding the right mortgage?  
Do you have a property to let?  
Here at Paul Dubberley West Bromwich we offer free advice on the house buying, selling and letting process. Contact us on 0121 525 2111 or westbromwich@pauldubberley.co.uk

For sale by Modern Method of Auction:  
Starting bid price £170,000 plus reservation fee (see below for further 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 £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 Hall

Having a double glazed door to the front elevation and understairs storage cupboard.

## Downstairs Bathroom

Having a double glazed window to the side elevation, fully tiled, bath with shower over, low level WC, wash hand basin and central heating radiator.

## Lounge

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

## Reception Room Two

Having a double glazed window to the rear elevation, TV point, telephone point and doors to first floor landing and kitchen.

## Kitchen

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one bowl sink and drainer, tiling to splash prone areas, gas cooker pint with cooker hood over, plumbing for washing machine, central heating boiler, central heating radiator and doors to bathroom and garden.

## Landing

Having stairs from reception room two and doors to.

## Bedroom One

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

## Bedroom Two

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

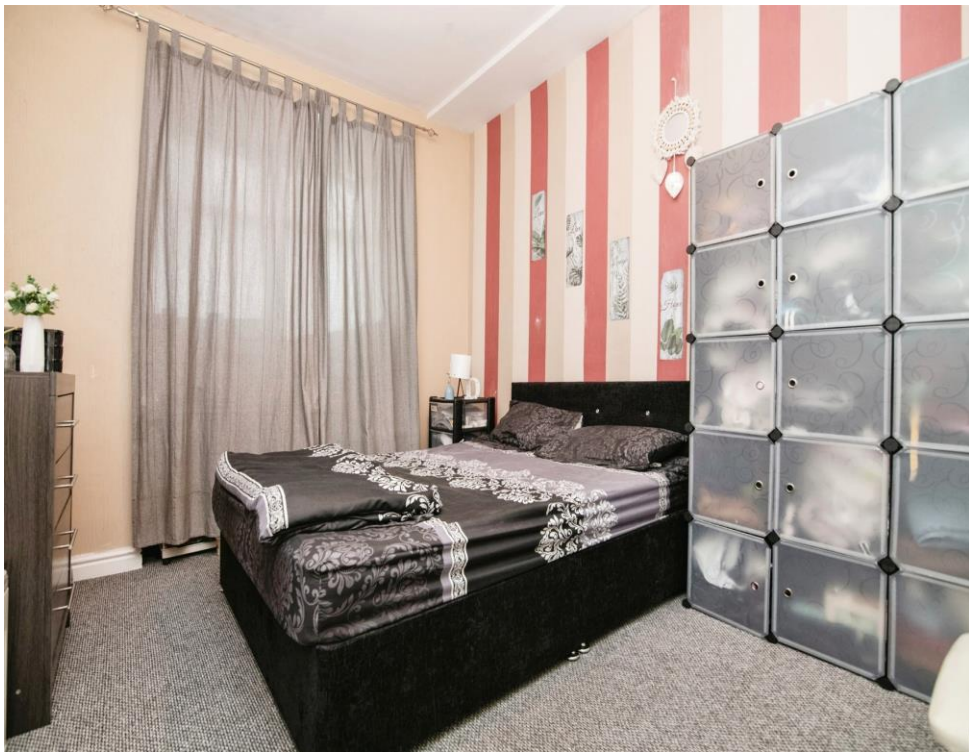
### **Bedroom Three**

Having a double glazed window tot he rear elevation and central heating radiator.

### **Upstairs Bathroom**

Having a double glazed window to the front elevation, part tiled, bath with mixer taps, wash hand basin, low level WC and central heating radiator.









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)

To view this property please contact Paul Dubberley on

**T** 0121 525 2111  
**E** [westbromwich@pauldubberley.co.uk](mailto:westbromwich@pauldubberley.co.uk)

290 - 292 High Street  
WEST BROMWICH B70 8EN

**EPC Rating: D C/T Band A**

**view this property online [PaulDubberley.co.uk/Property/PWB104152](http://PaulDubberley.co.uk/Property/PWB104152)**

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.

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.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: PWB104152 - 0003

