

for sale

guide price **£300,000** Freehold

**Paul
Dubberley**



Poplar Cottage Charlemont Road West Bromwich B71 3DY

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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 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.

Entrance Hall

Having door to the front elevation and door to lounge and dining room.

Lounge

16' 4" x 15' 9" (4.98m x 4.80m)

Having double glazed windows to the front and rear elevations, feature fireplace, central heating radiator, wooden beams to ceiling, door leading to stairs to the first floor and door to cellar and reception room two.

Reception Room Two

16' 4" x 12' 5" (4.98m x 3.78m)

Having a double glazed window to the front elevation, patio doors to the rear, fireplace, central heating radiator and wooden beams to ceiling.

Dining Room

11' 8" x 9' 5" (3.56m x 2.87m)

Having double glazed windows to the front and rear elevations, brick built feature fireplace, archway leading to the kitchen, central heating radiator and wooden beams to ceiling.

Kitchen

11' 3" x 9' 5" (3.43m x 2.87m)

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, brown enamelled one and half bowl sink and drainer, tiling to splash prone areas, gas cooker point, plumbing for washing machine, central heating radiator and wooden beams to ceiling.

Utility Room

Housing boiler and central heating radiator.

Conservatory

8' 1" x 10' 8" (2.46m x 3.25m)
A timber built construction with single glazed windows to the rear and side elevation, door to rear garden and tiled flooring.

Downstairs Wc

Having low level WC and wash hand basin.

Downstairs Bathroom

Having a double glazed window to the rear elevation, part tiled bath with shower over, low level WC, wash hand basin central heating radiator and wooden beams to ceiling.

Landing

Having stairs from the lounge and doors to.

Bedroom One

16' 4" x 15' 9" (4.98m x 4.80m)
Having double glazed window to the front and rear elevation and central heating radiator.

Bedroom Two

8' 2" x 11' 1" (2.49m x 3.38m)
Having a double glazed window to the rear elevation and central heating radiator.

Bedroom Three

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

Cellar

11' 8" x 11' 8" (3.56m x 3.56m)

Rear Garden

A very well maintained large garden , with lawn areas, pathways, and surrounding trees and shrubs.

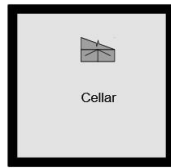
Garage

Double length garage with electric doors, with power and lights.

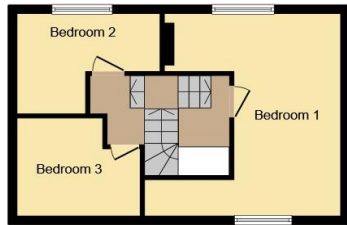




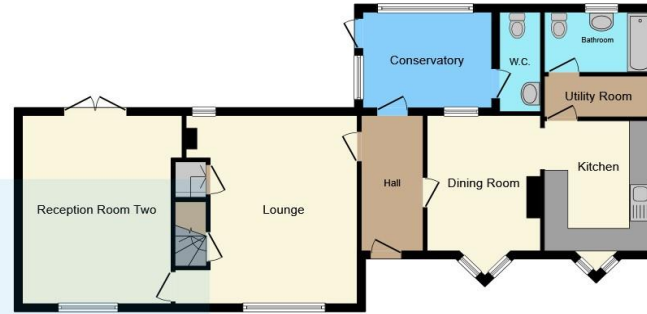




Cellar



First Floor



Ground Floor

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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

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EPC Rating: D Council Tax
Band: E

view this property online PaulDubberley.co.uk/Property/PWB104988

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.

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