

for sale

guide price **£250,000** Freehold

**Paul
Dubberley**



Tame Street West Bromwich B70 0QP

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Property Description

A three bedroom detached family home situated in the Hill Top Area of West Bromwich, comprising of Lounge, Kitchen/Diner, Upstairs Family Bathroom and Garage to side. The property requires modernising throughout and would make an ideal family home or investment.

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 Porch

Having a double glazed door to the front elevation, double glazed window to the side, storage cupboard and further door straight into the living room.

Living Room

Having a double glazed window to the front elevation, wooden flooring, two central heating radiators, stairs to the first floor and door to the kitchen.

Kitchen

Having a double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, gas cooker point with cooker hood over, fitted dishwasher, American fridge freezer, pantry, central heating radiator, door to garden and door to garage.

Landing

Having stairs from the living room, single glazed window to the side elevation, airing cupboard and doors to.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

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

Garage

Having windows to the side and rear elevations door to the rear and plumbing for washing machine and dishwasher.

Front Garden

Lawn area and driveway for parking, locked cupboard housing the gas and electric meters.

Rear Garden

Lawn area and patio area









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

To view this property please contact Paul Dubberley on

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EPC Rating: D Council Tax
 Band: C

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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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