

for sale

guide price **£45,000**



Furlong Court Furlong Lane Halesowen B63 2TH

A fantastic property for investors, this apartment is conveniently located for shops and transport links. Offered for sale via Modern Method of Auction for cash buyers only due to a low lease. Briefly comprising: communal security entrance and hallway with steps to the top floor, private hall, double bedroom, shower room, kitchen, lounge, car park with allocated parking space and communal gardens with drying area.

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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.

Approach

The property has a car park to the side with allocated parking, gate to communal gardens and steps leading up to the front door with security entrance

Communal Entrance

Security entrance opens to communal hallway with steps leading to the upper floors, fire escape to the rear

Private Hallway

Intercom, storage cupboard, coving to ceiling, wood effect flooring and doors leading to:

Lounge

Double glazed window to side elevation, electric fire with surround, picture rail, electric heater and archway to kitchen



Kitchen

With a range of wall and base units with work surfaces over, one and half bowl sink and drainer, plumbing for washing machine, part tiling to walls, coving to ceiling, space for fridge, electric hob

Bedroom

Double glazed window to side elevation, fitted wardrobes with dressing table, electric heater and coving to ceiling

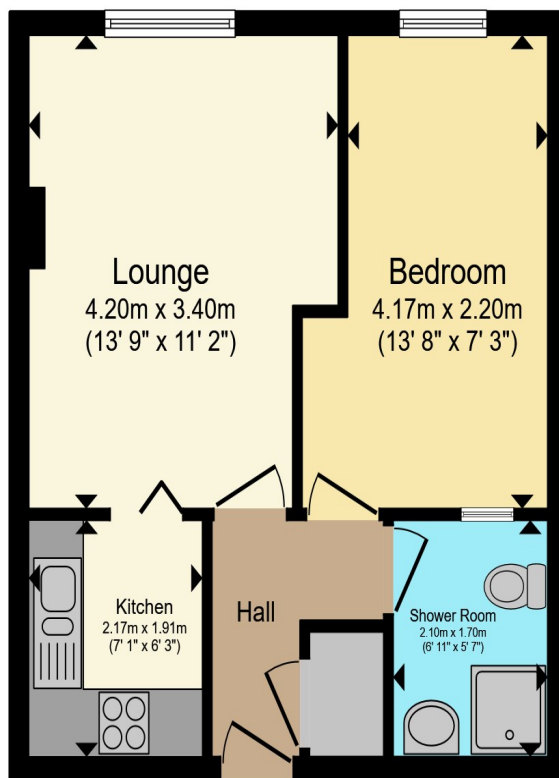
Shower Room

Comprising: shower cubicle, vanity wash hand basin, low level w.c, electric heater and part tiling to walls

Communal Garden

Lawns with drying area, gate to car park and separate bin stores





Total floor area 36.5 m² (393 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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10 Hagley Road
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Property Ref: HSW316671 - 0002

Tenure:Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 1100.00

Ground Rent: 40.00

view this property online
connells.co.uk/Property/HSW316671

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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