



Church Vale Mews West Bromwich B71 4DS

for sale guide price
£85,000



Property Description

Connells are pleased to present this first floor coach house located just outside of the heart of West Bromwich Town Centre, it boasts a large living space with stairs rising from the main entrance. The kitchen benefits from lots of wall and base units for storage. The property benefits from two double bedrooms and a modern fitted shower room suite! To the rear you have one allocated parking space with visitor bays.

You have the benefit of major bus links on Hallam Street and All Saints as well as Sandwell & General Hospital and Dartmouth Park within walking distance. You have an array of local shops and amenities however the New Square and High Street are just a short drive.

THE PROPERTY OFFERS NO UPWARD CHAIN SO CALL NOW TO ARRANGE YOUR VIEWINGS!

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.

On Approach

Access to the property is via a front entrance door, with the added benefit of a secure, locked storage area.

Entrance Hall

Entrance into the property is via a front door leading to a staircase rising to the landing,

with doors leading to;

Landing

Stairs rise from the entrance hall to the landing, featuring two storage cupboards, a central heated radiator and doors leading to;

Lounge

Featuring a double glazed window to the rear, fire set in a feature surround and a central heated radiator.

Kitchen

Fitted kitchen comprising of a range of wall and base units with work surfaces over, sink and drainer, splash back tiling, space and plumbing for washing machine, space for freestanding cooker, wall mounted boiler, central heated radiator and a double glazed window to the rear.

Bedroom One

Featuring a double glazed window to the front and a central heated radiator.

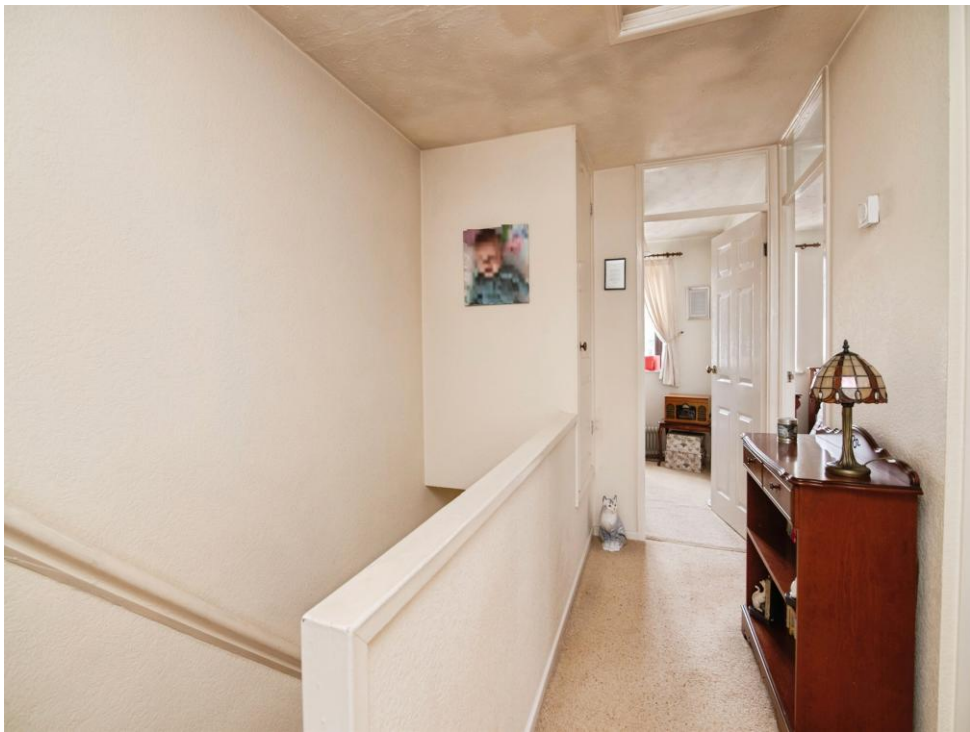
Bedroom Two

Featuring a double glazed window to the front and a central heated radiator.

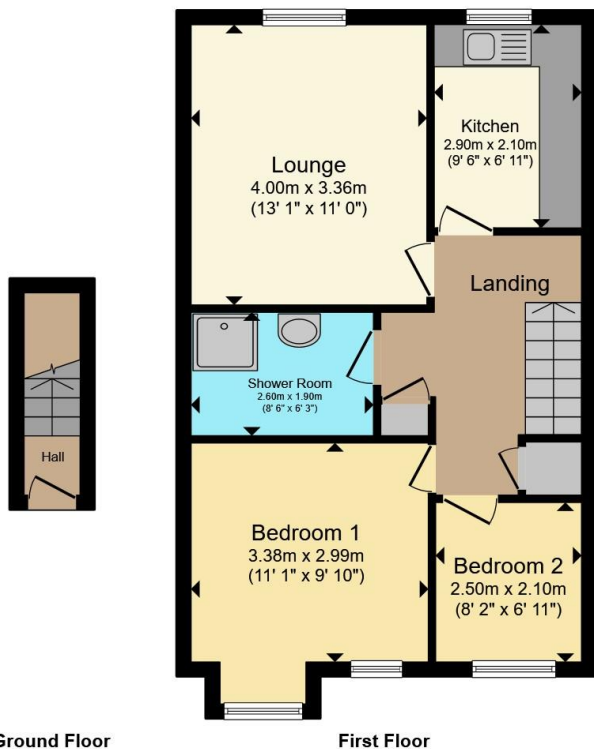
Shower Room

Fitted shower cubicle, low level WC, wash hand basin, WC, extractor fan, central heated radiator and partial tiling to walls.









Total floor area 53.6 m² (577 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

Connells

To view this property please contact Connells on

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3 Astle Park
 WEST BROMWICH B70 8NS

EPC Rating: D Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WBW311368

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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