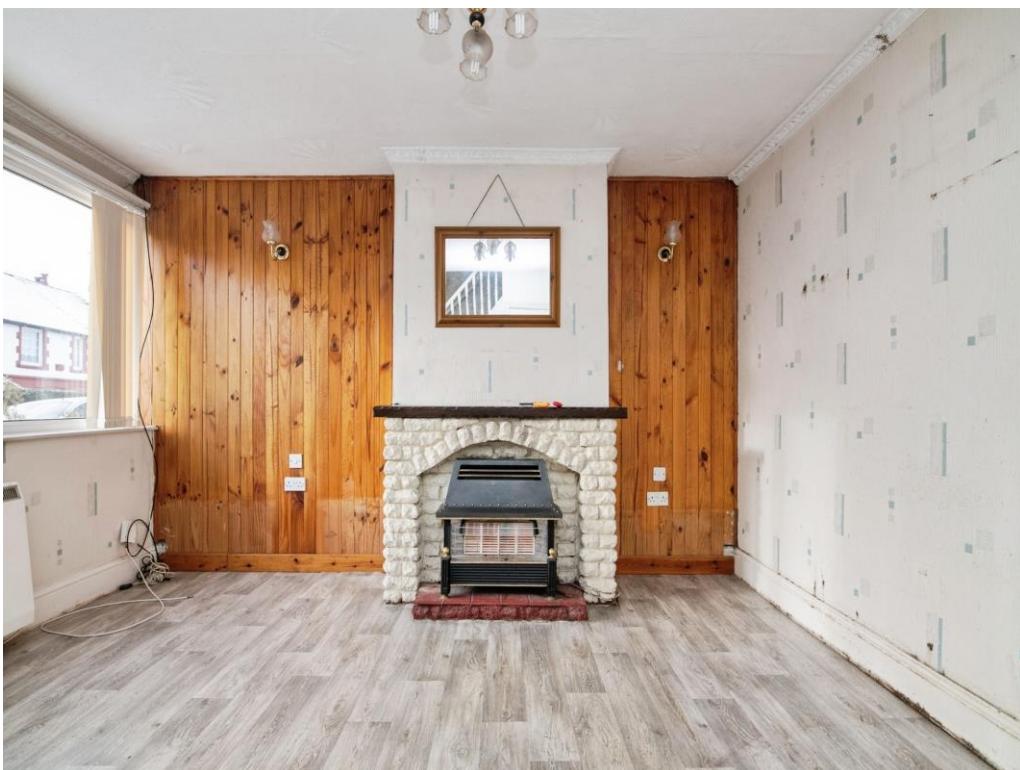




Connells

St. Pauls Crescent
West Bromwich



Property Description

This traditional family home holds great potential to become a family home or an investment opportunity. The property is situated within a key location for major bus links on Harvills Hawthorn, also being within walking distance to Black Lake tram stop giving you easy access to Birmingham City Centre and Wolverhampton. You have both Oldbury and West Bromwich town centres within close proximity with an array of shops and amenities to benefit from.

The property itself comprises of a large family reception room and a kitchen diner, to the first floor you have two generously sized bedrooms and a family bathroom, with access to the loft space for storage.

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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 Porch

Entrance into the porch via sliding patio doors. Door to the lounge from the porch.

Lounge

Door from the entrance porch, stairs to the first floor, double glazed window to the front, understairs storage cupboard and door to the kitchen.

Kitchen

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

First Floor Landing

Stairs from the lounge, double glazed window to the side and doors to;

Bedroom One

Double glazed window to the front and a storage cupboard.

Bedroom Two

Double glazed window to the rear.

Shower Room

Fitted shower cubicle, wash hand basin set in a vanity unit, WC, tiling throughout and a double glazed window to the rear.

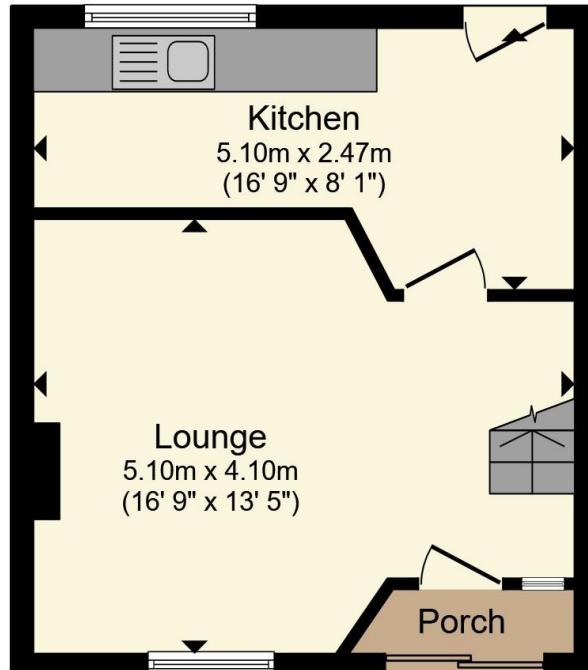
Rear Garden

Grass lawn and a garden shed.

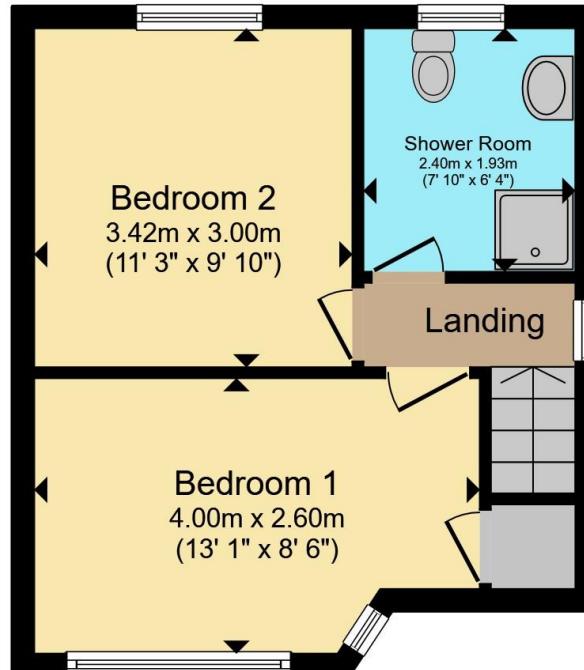








Ground Floor



First Floor

Total floor area 58.9 m² (634 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

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To view this property please contact Connells on

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EPC Rating:
 Awaited

Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311121



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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