

For Sale

guide price **£200,000** Freehold



Londonderry Lane SMETHWICK B67 7EP

- Energy Rating: F
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI DETACHED



Property Details

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.

Ground Floor

Lounge/Dining Room

A bright and well-proportioned living room benefiting plenty of natural light via large sliding patio doors to the rear, providing direct access to the garden. The room features wood-effect flooring throughout, with neutral décor and a contrasting feature wall.

Kitchen

A well-proportioned kitchen benefiting from natural light via a side window and rear access door. The room features tiled flooring and splashbacks, complemented by fitted base and wall units providing ample storage and workspace, with the rear door providing convenient access to outside.

Garden

A low-maintenance rear garden offering a generous paved seating area, bordered by established shrubs and enclosed fencing. There is also the benefit of a garage, which is located separately from the garden and is not accessed directly from this space.

First Floor

Bedroom One

Features double-glazed windows to the rear aspect, a ceiling light point, and carpeted floor.

Bedroom Two

Features double-glazed windows to the front aspect, a ceiling light point, and carpeted floor.

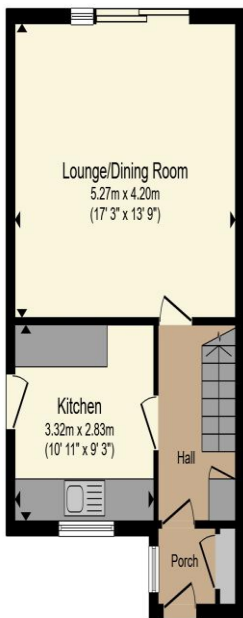
Bedroom Three

Features double-glazed windows to the rear aspect, a ceiling light point, and carpeted floor.

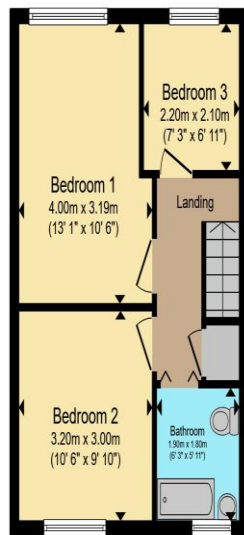
Bathroom

A well-proportioned bathroom benefiting from natural light via an obscured window. The room is fitted with a three-piece suite comprising bath, wash hand basin and WC, with tiled walls and flooring throughout.





Ground Floor



First Floor

Total floor area 77.0 m² (829 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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Property Ref: BEA313002 - 0002

Tenure:Freehold EPC Rating: F

Council Tax Band: B

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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