

for sale

guide price **£150,000**



Highmoor Road Rowley Regis B65 8DJ

A two bedroom semi-detached property in a popular and convenient location close to transport links, shops and other local amenities. Offered with NO UPWARD CHAIN and has lots of potential for renovation. Benefitting from a driveway to the front and versatile accommodation throughout, this property is a perfect opportunity for investors or first time buyers. Briefly comprising: entrance hall, lounge/dining room, kitchen, two good sized bedrooms, family shower room, rear garden, garage & driveway. Viewing is highly recommended to appreciate the potential offered.

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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 driveway to the front, along with a front garden with well established shrubs. There is a front door opening to:

Entrance Hall

Central heating radiator, double glazed obscured window to front elevation, stairs up to first floor accommodation, door to:

Inner Hall

Storage cupboard, doors to:



Lounge/Dining Room

A large lounge/dining room with two central heating radiators, double glazed bay window to front elevation, double glazed window to rear elevation.

Kitchen

A re-fitted kitchen, fitted with a range of wall and base units with work surfaces over, sink and drainer, gas hob, cooker hood over, integrated oven, integrated microwave, part tiled walls, spotlights to ceiling, tiled flooring, double glazed window to rear elevation.

Landing

Double glazed obscured window to side elevation, doors to:

Bedroom One

Central heating radiator, double glazed window to front elevation.

Bedroom Two

Central heating radiator, double glazed window to rear elevation.

Family Shower Room

Low level W.C, pedestal wash hand basin, shower cubicle, central heating radiator, double glazed obscured window to rear elevation.

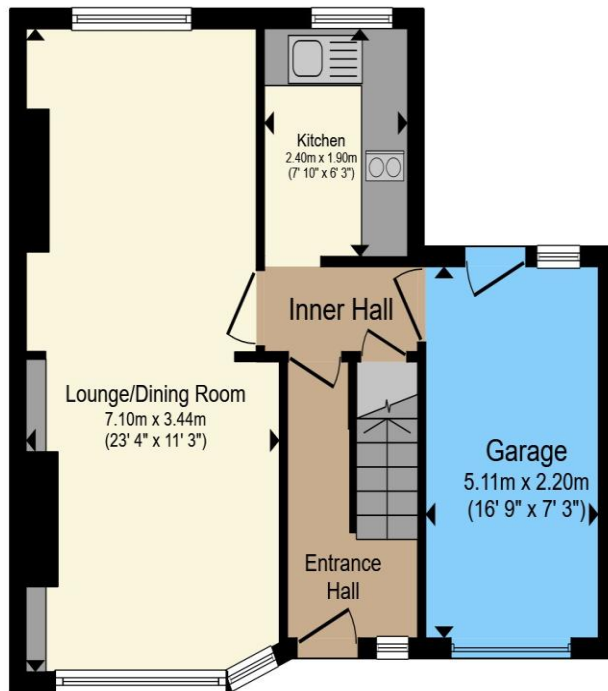
Garage

Up and over door, double glazed window to rear elevation, door to rear garden.

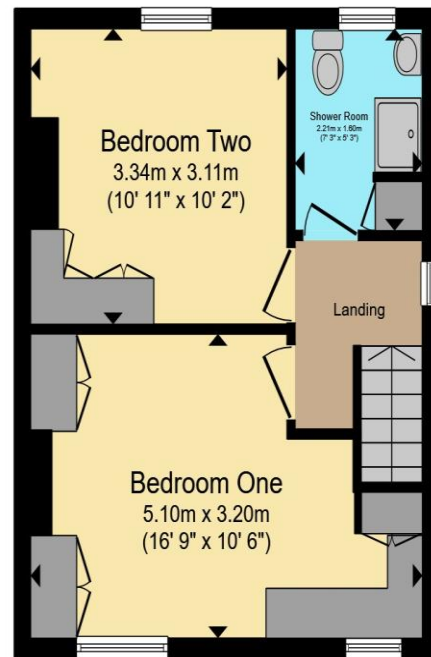
Rear Garden

A good sized rear garden with well established shrubs.





Ground Floor



First Floor

Total floor area 75.3 m² (810 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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Property Ref: HSW316856 - 0002

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

view this property online
connells.co.uk/Property/HSW316856



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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