



Connells
connells.co.uk 0121 552 2671
FOR SALE

Connells

Goode Close
Oldbury



Property Description

A fantastic opportunity to acquire a two-bedroom semi-detached home in a highly sought-after Oldbury location. Occupying a quiet cul-de-sac position,

To the ground floor is a open plan lounge/diner which follows through to the kitchen.

The first floor comprises of two bedrooms and a bathroom.

The rear of the property offers perfect space for out door living along side a garage.

Tot he front of the property is a driveway,

Close to local schools, such as the Q3 Academy, local shops and amenities including good transport links, this property is ideal for those looking to turn a house into a home, or those investors looking for their perfect opportunity.

Call Today on 0121-552-2671

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.

Lounge

14' 5" x 11' 10" max (4.39m x 3.61m max)

Double glazed window to front, stairs to the first floor, gas fire.

Kitchen

11' 10" x 8' 7" plus recess (3.61m x 2.62m

plus recess)

Double glazed window to rear, door to rear, wall and base units, sink/drainer integrated into work surface.

Landing

Loft access, doors to various rooms.

Bedroom One

9' 9" x 8' 6" max (2.97m x 2.59m max)

Double glazed window and fitted wardrobes.

Bedroom Two

9' x 7' 6" (2.74m x 2.29m)

Double glazed window to front and fitted wardrobes.

Bathroom

Bath, wash hand basin, low level WC and double glazed window to side.

Rear Garden

Patio to a further lawn area with garage to the rear.

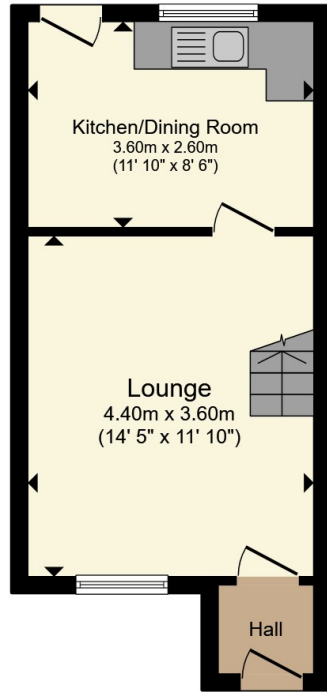
Garage

Up & Over door great for additional storage or storing a small vehicle.

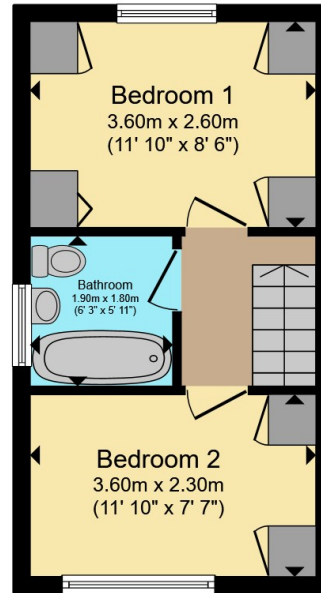




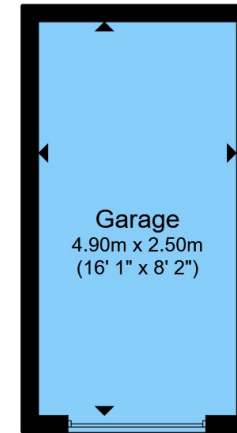




Ground Floor



First Floor



Garage

Total floor area 64.3 m² (692 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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70-76 Birmingham Street
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EPC Rating: E Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/OLD313026



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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