



Connells

Farhill Close
West Bromwich



Property Description

THREE BEDROOM PROPERTY IDEAL FOR INVESTMENT BEING WALKING DISTANCE TO TAMEBRIDGE PARK WAY AND THE STONE CROSS HIGH STREET! CALL NOW TO VIEW!

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

Set back from the roadside, the property features a front garden laid to lawn, complemented by a slabbed pathway to the side leading to the front door.

Entrance Hall

Access into the property via a double glazed door to the front, stairs to the first floor and doors to the rear porch, lounge and kitchen/diner.

Lounge

Double glazed window to the front, central heated radiator, TV and telephone points.

Kitchen

Fitted wall and base units with work surfaces over, stainless steel sink and drainer, partially tiled, central heated radiator, plumbing point and a double glazed window to the rear.

Rear Porch

Storage cupboard and door to the rear garden.

First Floor Landing

Stairs from the entrance hall, storage cupboard and doors to;

Bedroom One

Double glazed window to the rear, central

heated radiator and storage cupboard.

Bedroom Two

Double glazed window to the front, central heated radiator and storage cupboard.

Bedroom Three

Double glazed window to the front, central heated radiator and a storage cupboard.

Bathroom

Fitted panel bath with shower over, wash hand basin, partially tiled, central heated radiator and a double glazed window to the rear.

Wc

WC and tiling to walls.

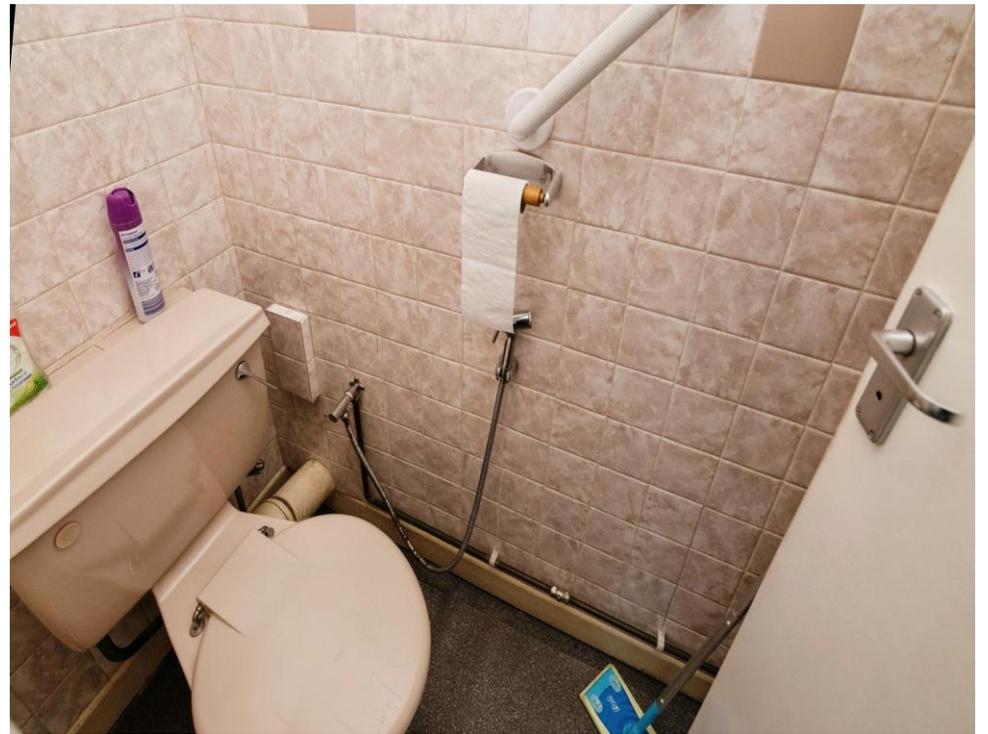
Rear Garden

A well-kept lawn with a central slabbed pathway leading to a rear gate.

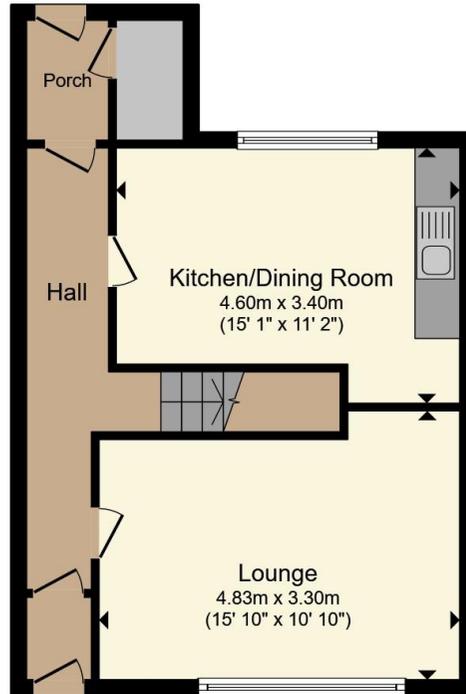
Agents Note

There is an existing Right of Way at the property, please enquire with the branch for further details.

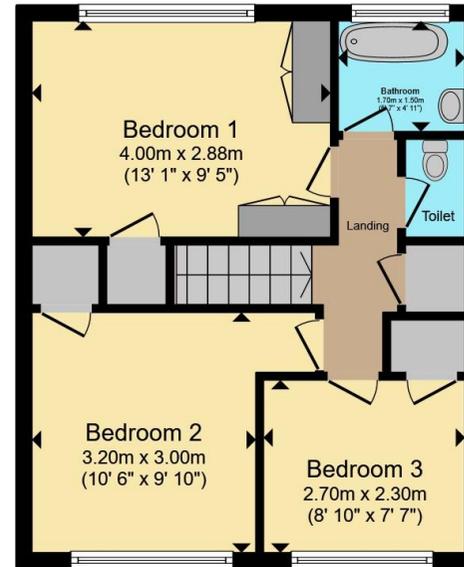








Ground Floor



First Floor

Total floor area 85.7 m² (922 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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WEST BROMWICH B70 8NS

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311295



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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