

for sale

guide price **£160,000** Freehold

**Paul
Dubberley**



Florence Road West Bromwich B70 6LG

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Property Description

DO YOU HAVE A PROPERTY TO SELL?

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Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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

Having a double glazed door to the front elevation straight into the lounge.

Lounge

Having a double glazed window to the front elevation, central heating radiator and door to dining room.

Dining Room

Having a double glazed window to the rear elevation, fireplace, stairs to the first floor, door to kitchen and central heating radiator.

Kitchen

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel one bowl sink and drainer, tiling to splash prone areas, electric oven and gas hob, plumbing for washing machine and door to inner hall with access to the shower room and garden.

Shower Room

Having a double glazed window to the side elevation, fully tiled with shower cubicle, low level WC, vanity wash hand basin and central heating radiator.

Landing

Having stairs from the dining room and doors to.

Bedroom One

Having a double glazed window to the rear elevation and central heating radiator.

Bedroom Two

Having a double glazed window to the front elevation and central heating radiator.







To view this property please contact Paul Dubberley on

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290 - 292 High Street
WEST BROMWICH B70 8EN

EPC Rating: E Council Tax
Band: A

view this property online PaulDubberley.co.uk/Property/PWB105612

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.

Paul Dubberley is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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