

for sale

guide price **£120,000**



## Victoria Court Victoria Street West Bromwich B70 8BW

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# Victoria Court Victoria Street West Bromwich B70 8BW

## 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

Access into the property via a private door from the communal hallway, the property opens into an entrance hallway with access to the shower room, bedroom one, and the spacious open-plan kitchen, lounge, and dining area.

## Shower Room

Fitted shower cubical, wash hand basin and WC vanity combination unit, vinyl flooring and tiling to splash prone areas

## Bedroom One

Having a double glazed window to the front and a wall mounted electric heater.

## Bedroom Two

Having a double glazed window to the front and a wall mounted



electric heater.

## **Open Plan Lounge Kitchen/Diner**

Having a double glazed window to the front, wall mounted electric storage heater, fully fitted kitchen comprising of a range of wall and base units with work surfaces over, splash back tiling, stainless steel sink and drainer, integrated oven and hob with cooker hood over.







Total floor area 60.2 m<sup>2</sup> (648 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 0121 525 1177**  
**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
 WEST BROMWICH B70 8NS

Property Ref: WBW311187 - 0003

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

**[view this property online connells.co.uk/Property/WBW311187](http://connells.co.uk/Property/WBW311187)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold backs.

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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