

for sale

guide price **£115,000**



Station Road Cradley Heath B64 6PD

This traditional two bedroom end terraced property is located in a popular location, close to shops and other local amenities. Briefly comprising: lounge, dining room, kitchen, family bathroom, two good sized bedrooms, rear garden. Offered for sale with NO UPWARD CHAIN and via MODERN METHOD OF AUCTION, this property is perfect for cash investors, viewing is highly recommended.

Station Road Cradley Heath B64 6PD

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 shared access to the side, front door opening to:

Lounge

Wood effect flooring, electric fireplace, central heating radiator, storage cupboard, double glazed window to front elevation, door leading to:

Dining Room

Wood effect flooring, electric fireplace, central heating radiator, stairs up to first floor accommodation, double glazed window to rear elevation.



Inner Hall

Wood effect flooring, double glazed window to side elevation, door leading to rear garden, door leading to:

Family Bathroom

Part tiling to walls, tiled flooring, low level W.C, bath with shower over, pedestal wash hand basin, central heating radiator.

Landing

Doors leading to:

Bedroom One

Central heating radiator, storage cupboard, two double glazed windows to front elevation.

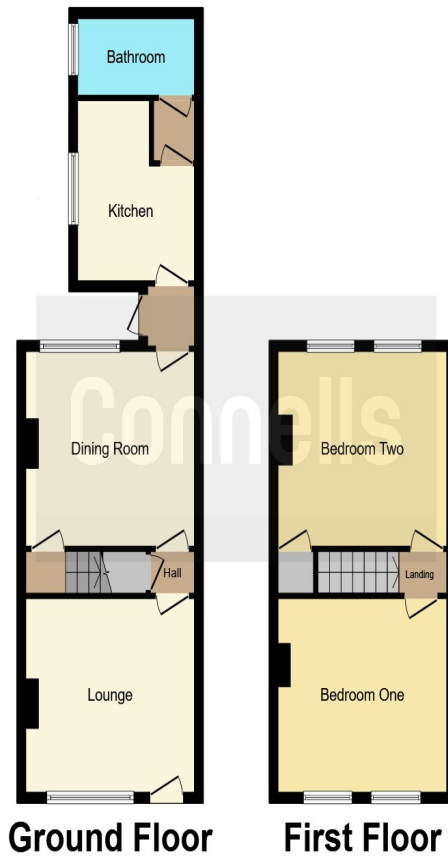
Bedroom Two

Central heating radiator, storage cupboard, two double glazed windows to rear elevation.

Rear Garden

Gated shared side access to front of the property, slabbed path leading to patio area, raised pebbled garden, wood shed.





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.focalagent.com

To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316718 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: A

view this property online
connells.co.uk/Property/HSW316718



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.

Connells Residential 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.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk