

for sale

guide price **£250,000**



## Compton Road CRADLEY HEATH B64 5BB

A fantastic opportunity for investors to purchase this traditional property which has been converted in 6 individual rooms, three with en-suite shower rooms. There is also a large communal kitchen/breakfast room, communal hallway, shared bathroom for the three first floor rooms and communal hallway. The property is now VACANT but previously achieving £3600 p.c.m. Being sold via Modern Method of Auction, viewing is highly recommended



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## 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 walled fore garden with door to shared access, gate to rear garden and door to communal hallway

## Rental Information

The vendor has advised the three en-suite rooms were achieving £650 pcm and the further three rooms with communal bathroom were achieving £550 pcm

## Shared Entrance Hall

Wood effect flooring, stairs up to first floor accommodation, storage cupboard, doors to room one and room two.

## Shared Inner Hall

Storage cupboard with boiler, wood effect flooring, central heating radiator, spotlights to ceiling with timer switch, door leading to:





## Communal Kitchen

10' 10" max x 20' 5" ( 3.30m max x 6.22m )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, gas hob, cooker hood over, breakfast bar, part tiling to walls, individual coined meters, central heating radiator, spotlights to ceiling, double glazed window to side elevation, double glazed door to rear garden, door leading to:

## Room Three

9' 7" plus recess x 10' 1" ( 2.92m plus recess x 3.07m )

Wood effect flooring, central heating radiator, double glazed window to rear elevation, door to rear garden, door to en-suite.

En Suite: Tiled walls, pedestal wash hand basin, shower cubicle, low level W.C, extractor, double glazed obscured window to side elevation.

## Room One

10' 11" max x 13' ( 3.33m max x 3.96m )

Wood effect flooring, central heating radiator, double glazed bay window to front elevation, door to en suite.

En-Suite: tiled walls, central heating radiator, low level W.C, shower cubicle, extractor, pedestal wash hand basin.

## Room Two

11' 11" max x 9' 9" ( 3.63m max x 2.97m )

Wood effect flooring, central heating radiator, double glazed window to rear elevation, door to en-suite.

En-Suite: Tiled walls, low level W.C, pedestal wash hand basin, shower cubicle, extractor.

## Communal Landing

Wood effect flooring, loft access, doors leading to Room Four, Room 5, Room 6 and communal shower room.

## Room Four

9' 10" x 11' 11" ( 3.00m x 3.63m )

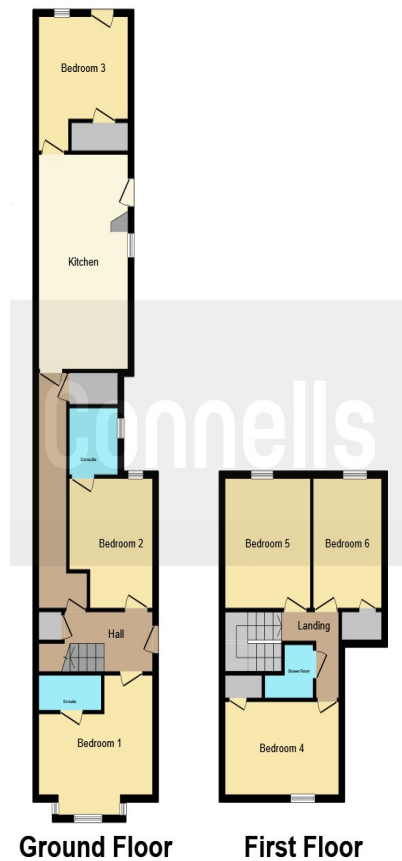
Wood effect flooring, central heating radiator, pedestal wash hand basin, tiled splashback, double glazed window to rear elevation.

## Room Five

7' 5" x 11' 11" ( 2.26m x 3.63m )

Wood effect flooring, central heating radiator, built in wardrobe, pedestal wash hand basin, tiled splashback, double glazed window to rear elevation.





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](http://www.focalagent.com)

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Property Ref: HSW315954 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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