



Connells

Marsh Lane
West Bromwich



Property Description

This semi-detached offers the perfect opportunity for your next family home. Set in a sought after location, this one will not be available for long. The property benefits from being within walking distance to major bus links and easy access to the Newton Road to Great Barr. The new square shopping centre offers an array of shops and amenities along with being close to the Sandwell & General Hospital as well as being within the catchment for Pennyhill Primary School.

The property has been well maintained over the years. As you approach the property you have the space for one car, steps up to the front entrance to the hallway. The front offers a living room with the rear being a kitchen diner, downstairs bathroom room. The first floor offers three generously sized bedrooms and access to the loft. The garden offers a great outdoor space big enough for the whole family.

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.

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).

Approach

The property is approached via a driveway to the front, side access and step up to front entrance hall.

Entrance Hall

With a double glazed door to front and door to lounge.

Lounge

With a double glazed window to the front, radiator, telephone point, tv point, under stairs storage and door to the kitchen.

Kitchen Diner

A range of wall and base units with inset sink drainer, gas point, plumbing point, double glazed window to the rear and a door opening up to the rear garden.

Landing

With stairs rising from the hallway, loft access and doors leading to all three bedrooms.

Bedroom One

With a double glazed window to the front and a radiator.

Bedroom Two

With a double glazed window to the rear and a radiator.

Bedroom Three

With a double glazed window to the front and radiator.

Bathroom

A bathroom suite to comprise of a bath with mixer taps, wash hand basin, low level w.c, tiled finish, radiator and a double glazed window to the rear.

Rear Garden

A family sized rear garden, side passage and access from the kitchen.

Agents Note

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

Agents Note

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

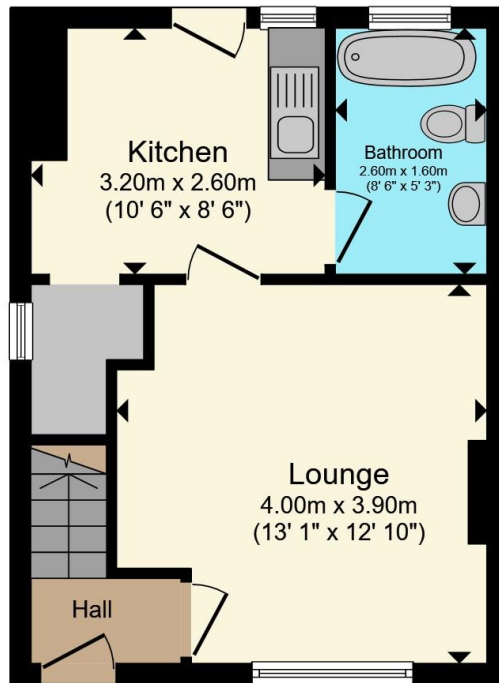
Agents Note

There is a easement on the title, please enquire with the branch.

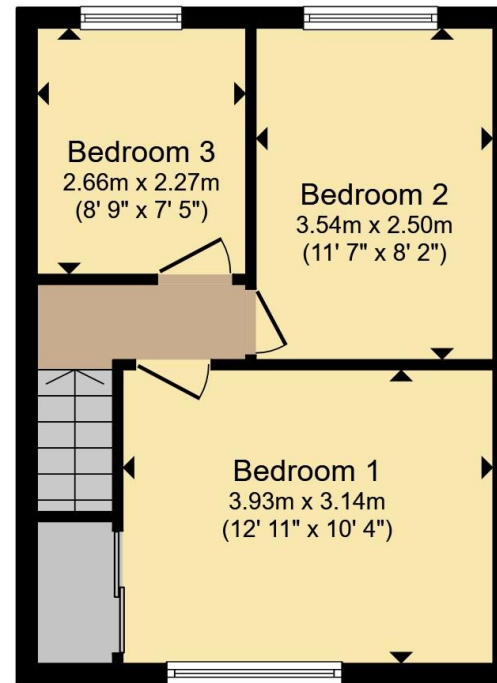








Ground Floor



First Floor

Total floor area 64.3 m² (692 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

Connells

To view this property please contact Connells on

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WEST BROMWICH B70 8NS

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/WBW311619



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.

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