

for sale

guide price **£140,000** Freehold

**Paul  
Dubberley**



St. Pauls Crescent West Bromwich B70 0TR

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## Property Description

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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.

## Entrance

Having a double glazed door straight into the lounge.

## Lounge

12' 4" x 11' 9" ( 3.76m x 3.58m )

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

## Dining Room

12' x 10' 9" ( 3.66m x 3.28m )

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

## Kitchen

6' 3" x 9' 7" ( 1.91m x 2.92m )

Having a double glazed window to the side elevation, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, cooker point, central heating radiator door to conservatory and shower room

## Conservatory

16' x 6' 7" ( 4.88m x 2.01m )

Having windows and door to rear giving access to rear garden.

## Shower Room

Tiled with corner shower cubicle, low level WC, wash hand basin and central heating radiator.

## Landing

Having stairs from the dining room and doors to.

## Bedroom One

11' 3" x 12' ( 3.43m x 3.66m )

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

### Bedroom Two

10' 9" x 12' 6" ( 3.28m x 3.81m )

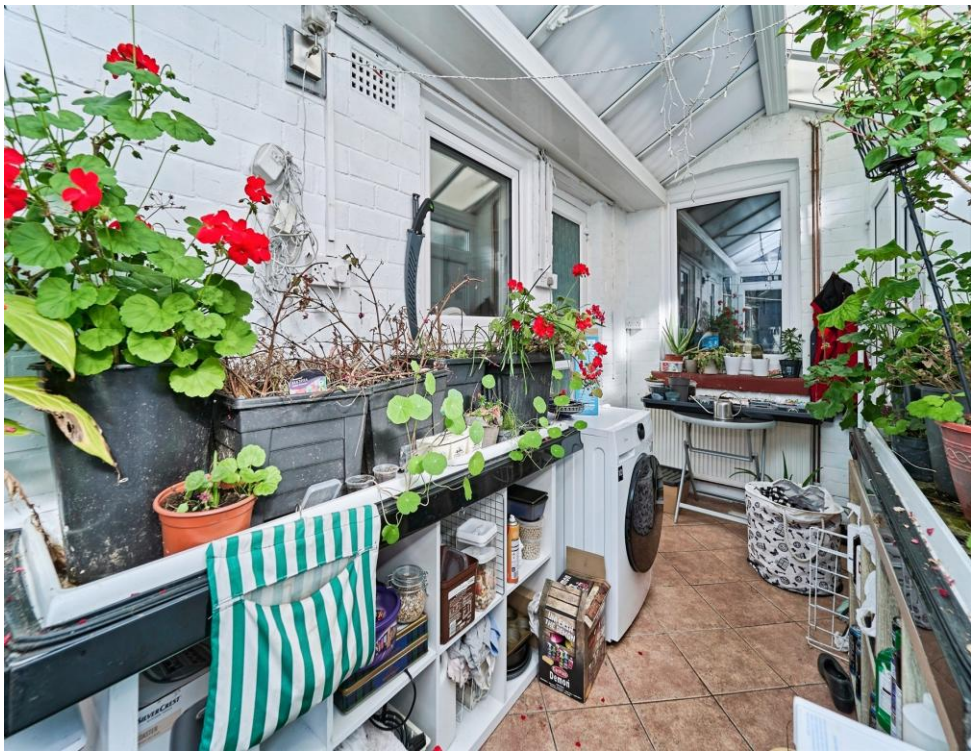
Having a double glazed window to the front elevation and central heating radiator.

### Bedroom Three

7' 8" x 5' 9" ( 2.34m x 1.75m )

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









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)

To view this property please contact Paul Dubberley on

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EPC Rating: D Council Tax  
Band: A

**view this property online [PaulDubberley.co.uk/Property/PWB105367](http://PaulDubberley.co.uk/Property/PWB105367)**

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