

For Sale

guide price **£110,000**



Oxford Road Smethwick B66 2HE

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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 features a tarmac driveway with a wheelchair ramp leading to the front entrance. The ramp is equipped with non-slip materials and handrails for safe access.

Ground Floor

Entrance Hallway

The entrance hallway features two storage cupboards, stairs rising to the first floor, a ceiling light point, and a radiator.

Kitchen

The fitted kitchen includes a range of wall and base units, a double-glazed window to the front aspect, part-tiled walls, a sink with drainer, plumbing for a washing machine, and a ceiling light point.

Lounge/Dining Room

The room features double-glazed patio doors leading to the rear garden, laminate flooring, ceiling light points, and a radiator.



Wet Room

The wet room is part-tiled and includes a W.C. ceiling light point, and a shower.

Bedroom Four

The room features a double-glazed window to the front aspect, laminate flooring, a ceiling light point, and a radiator.

Garden

Private garden, fully paved.

First Floor

Landing

The landing features a storage cupboard, a ceiling light point, and a radiator.

Bedroom One

The room features a double-glazed window to the rear aspect, a radiator, and a ceiling light point.

Bedroom Three

The room features a double-glazed window to the rear aspect, a radiator, and a ceiling light point.

Bathroom

The bathroom features an obscured window to the front aspect, a bath, a W.C., a hand wash basin, a radiator, and a ceiling light point.

Bedroom Two

The room features a double-glazed window to the front aspect, a radiator, and a ceiling light point.

Agent Notes

Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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

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 SMETHWICK B66 4AP

Property Ref: BEA312861 - 0008

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/BEA312861

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 packs.



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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