

for sale

guide price **£63,000**



## Apperley Way Halesowen B63 2XS

A fantastic opportunity to buy this one bedroom ground floor apartment on a popular development in need of some updating. Offered for sale with NO UPWARD CHAIN and being sold via Modern Method of Auction, the property is suitable for cash buyers only due to the low lease. Briefly comprising: porch, lounge, kitchen, bathroom, bedroom and well-kept communal grounds.



# Apperley Way Halesowen B63 2XS

## 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 steps leading to doorway with pathway around the property leading to the well-kept communal grounds, Door opens to external storage with meters.

## Porch

Further door to lounge

## Lounge

Gas fire, two double glazed windows to front elevation, central heating radiator, coving to ceiling, door to kitchen and door to inner hall





## Inner Hall

Double glazed door to rear communal garden, door to kitchen, two storage cupboards and further cupboard housing central heating boiler, central heating radiator and doors to bedroom and bathroom

## Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for cooker, space for fridge freezer, plumbing for washing machine and two double glazed windows to rear elevation

## Bedroom

Double glazed window to front elevation, central heating radiator and coving to ceiling

## Bathroom

Comprising: bath, low level w.c, wash hand basin, central heating radiator, part tiling to walls and double glazed obscured window to rear elevation

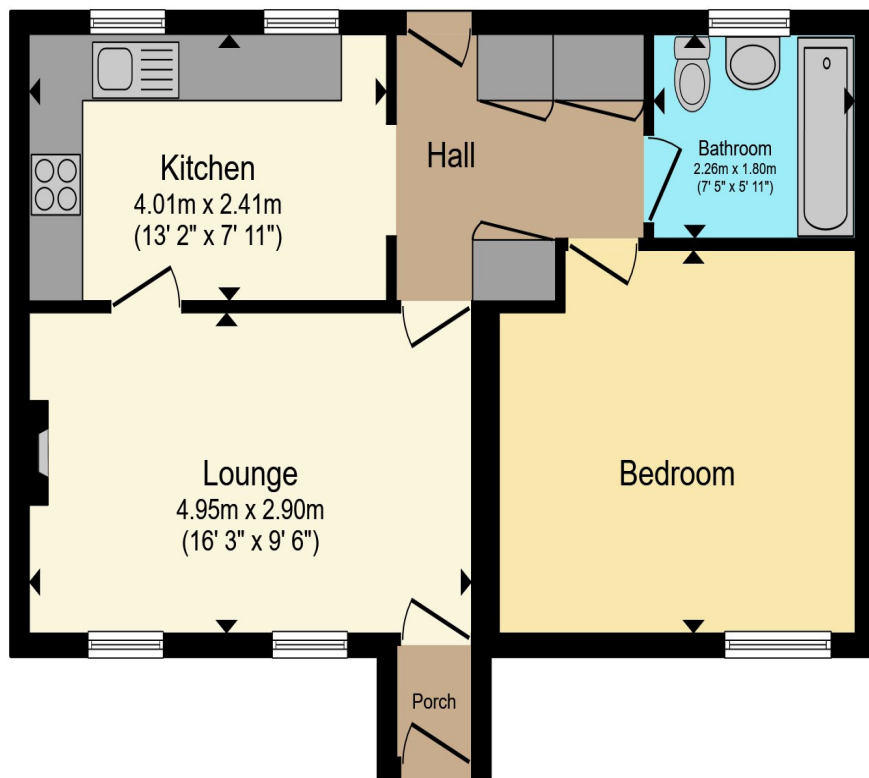
## Communal Gardens

Well-kept communal grounds with drying area

## Tenure

The property has a low lease so will be suitable for cash buyers only





Total floor area 50.9 m<sup>2</sup> (548 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW316412 - 0004

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1900.00

Ground Rent: 45.00

**view this property online [connells.co.uk/Property/HSW316412](http://connells.co.uk/Property/HSW316412)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1973. Should you require 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.

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