



**Connells**

Victoria Court Victoria Street  
West Bromwich



### Property Description

This property briefly comprises of an entrance hallway, open plan lounge and kitchen with some integral appliances, family bathroom and one large bedroom. The property is within close proximity to Victoria Street Metro Station (15 minutes to Birmingham's City Centre) and West Brom's New Square shopping mall, hospital and college.

### 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.

## Entrance Hall

Entry via a door from the communal hallway, storage cupboard and doors to;

## Open Plan Lounge Kitchen

### Lounge Area

Benefiting from a double glazed window to the front and a wall mounted electric radiator.

### Kitchen Area

Fully fitted kitchen comprising of a range of wall and unit with work surfaces over, stainless steel sink and drainer, integrated oven and hob, fitted cooker hood and a integrated fridge freezer.

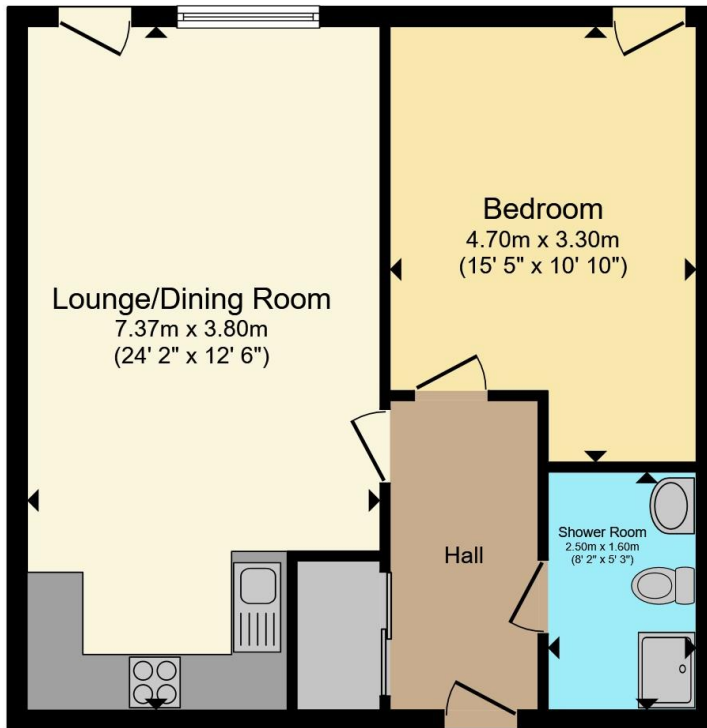
### Bedroom

Featuring a double glazed window to the rear and a wall mounted electric radiator.

### Shower Room

Fitted shower cubicle, wash hand basin and WC combination unit, extractor fan and tiling to splash prone areas.





Total floor area 53.1 m<sup>2</sup> (571 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)



To view this property please contact Connells on

**T 0121 525 1177**

**E [westbromwich@connells.co.uk](mailto:westbromwich@connells.co.uk)**

3 Astle Park  
WEST BROMWICH B70 8NS

EPC Rating: B Council Tax  
Band: A

Service Charge:  
1004.00

Ground Rent:  
330.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WBW311433](http://connells.co.uk/Property/WBW311433)**

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WBW311433 - 0004