

for sale

guide price **£175,000** Freehold

**Paul  
Dubberley**



The Broadway West Bromwich B71 2QQ



# The Broadway West Bromwich B71 2QQ



## Property Description

DO YOU HAVE A PROPERTY TO SELL?

We offer FREE selling valuations

DO YOU NEED A MORTGAGE?

Our fully qualified mortgage experts offer mortgage & remortgage advice

This property is being sold via the Modern Method of Auction starting guide price of £175,000

## Auctioneers Comments

This property is being sold via the Modern Method of Auction. Under this auction method, both Buyer and Seller are required to complete the transaction within 56 days from the date the reservation fee is paid.

The successful Buyer must sign a Reservation Agreement and pay a non-refundable Reservation Fee equivalent to 4.5% of the accepted property purchase price including VAT, subject to a minimum payment of £6,600 including VAT. This fee is payable in addition to the purchase price and forms part of the chargeable consideration for Stamp Duty purposes. Please note that the property is subject to an undisclosed Reserve Price, and both the Reserve Price and Starting Bid may change at any time.

Choosing to view or make an offer on this property will require your details being shared with the Auctioneer, Better Auctions Ltd. All Buyers must also complete an identity verification process with Better Auctions Ltd and provide proof of funding for the purchase.

A Buyer Information Pack is available that includes various documents relating to the property, however, it may not cover everything you need to know. You are therefore strongly advised to carry out your own due diligence before bidding.

Both the Agent and Auctioneer may recommend the services of third-party providers. You are under no obligation to use any of these services. If you choose to proceed with any recommended service, the Agent or Auctioneer may receive a referral fee.

## Entrance Porch

Having door to the front and further door into entrance hall.

## Entrance Hall

Having door to the front elevation, stairs to the first floor, central heating radiator, understairs storage cupboard and doors to.

## Lounge

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

## Dining Room

Having single glazed windows to the rear and side elevations, single glazed door to the rear, gas fireplace, TV point and central heating radiator.

## Kitchen

Having single glazed windows to the rear and side elevations, fitted kitchen with a range of wall and base units, with worksurfaces over, Stainless steel one bowl sink and drainer, tiling to splash prone areas, gas cooker point, central heating radiator and door to conservatory and pantry.

## Wc

Having a single glazed window to the rear elevation and low level WC.

## Conservatory

Having single glazed windows to the rear and side elevations, lights, door to side and garden and plumbing for washing machine.

## Landing

Having a single glazed window to the side

elevation, stairs from the entrance hall, loft access and doors to.

### **Bedroom One**

Having a double glazed bay window to the rear elevation, telephone point and central heating radiator.

### **Bedroom Two**

Having a double glazed bay window to the front elevation, telephone point and central heating radiator.

### **Bedroom Three**

Having a double glazed bay window to the front elevation.

### **Shower Room**

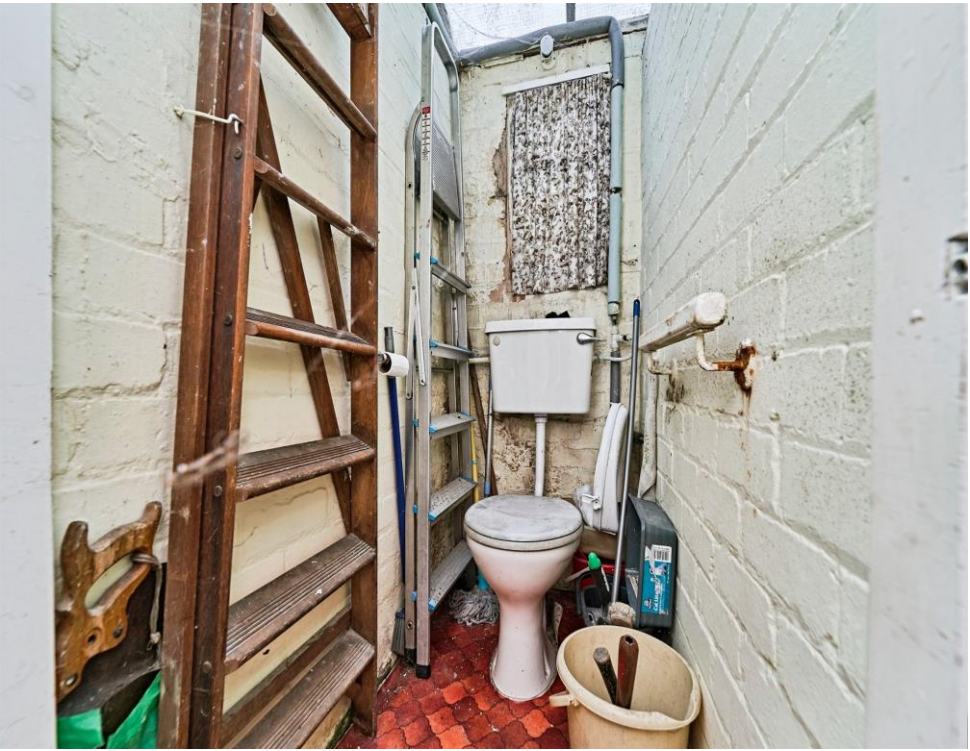
Having a double glazed window to rear elevation, part tiled, shower cubicle, wash hand basin, low level WC, central heating radiator and central heating boiler.

### **Agent Notes**

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













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

**T** 0121 525 2111  
**E** [westbromwich@pauldubberley.co.uk](mailto:westbromwich@pauldubberley.co.uk)

290 - 292 High Street  
 WEST BROMWICH B70 8EN

EPC Rating: E Council Tax  
 Band: C

**view this property online** [PaulDubberley.co.uk/Property/PWB105158](http://PaulDubberley.co.uk/Property/PWB105158)

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.

Paul Dubberley is a trading name of Connells Residential which 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.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)

Property Ref: PWB105158 - 0003

