





Property Description

Fantastic opportunity to purchase a THREE BEDROOM property, in an ideal location for first time buyers, families and investors.

Benefiting from NO upward chain.

To the ground floor, there is a welcoming hallway, two reception rooms and a kitchen. The stairs lead you to the first floor where there are three- well propertied bedrooms. There is also a family shower room with a separate w/c,

To the front of the property, there is a driveway and to the rear is a well-maintained garden perfect for those summer months.

This is an exiting opportunity for those looking to add their own touch to a property.

Call the sales team TODAY on 0121-552-2671 to arrange your viewing!

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 Hall

Door to front and wall mounted radiator.

Lounge

13' x 12' 1" max (3.96m x 3.68m max)
Double glazed window to front and wall mounted radiator.

Dining Room

11' 8" x 9' 11" max (3.56m x 3.02m max)

Double glazed window to rear and gas fire.

Kitchen

11' 7" max x 7' 8" max (3.53m max x 2.34m max)

Wall and base units, sink/drainer integrated into work surface, gas cooker point, pantry area providing additional storage space.

Landing

Loft access, wall mounted radiator and storage cupboard.

Bedroom One

13' 2" max x 11' 6" max (4.01m max x 3.51m max)

Double glaze window to front and wall mounted radiator.

Bedroom Two

11' 9" x 9' 11" max (3.58m x 3.02m max)

Double glazed window to rear and wall mounted radiator.

Bedroom Three

10' 2" max x 6' 9" max (3.10m max x 2.06m max)

Double glazed window to front, storage cupboard and wall mounted radiator.

Bathroom

Double glazed window to rear, wash hand basin and wall mounted radiator.

Separate WC and double glazed window.

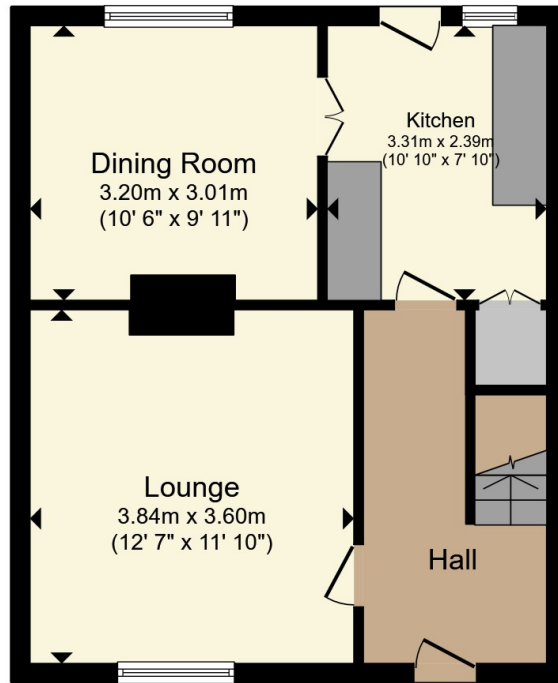
Rear Garden

Lawn to the rear with a small patio area, gate to the side providing access to the front.

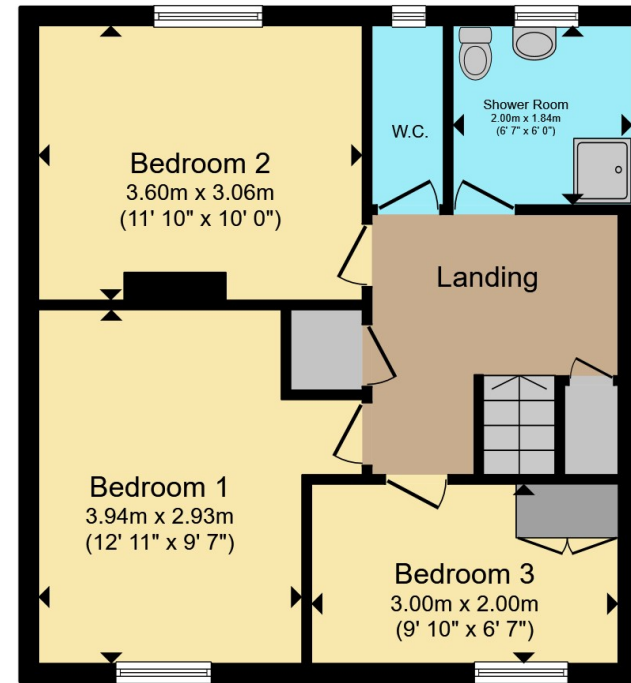








Ground Floor



First Floor

Total floor area 86.8 m² (934 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



To view this property please contact Connells on

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70-76 Birmingham Street
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EPC Rating: Council Tax
Awaited Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/OLD313004



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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Property Ref: OLD313004 - 0003