



Not for marketing purposes INTERNAL USE ONLY

Swan Crescent
Oldbury



Property Description

Offered for sale via the Modern Method of Auction and with no upward chain, this property presents an excellent opportunity for first-time buyers, investors, and those looking for a project with great potential.

Situated on a quiet residential street, the property enjoys a convenient location close to Langley Green Railway Station, providing excellent transport links for commuters. A range of local amenities, schools, shops, and bus routes are also within easy reach.

The accommodation benefits from two reception rooms, offering flexible living and dining space to suit a variety of lifestyles. With spacious accommodation and scope to add value, this home is ideally suited to buyers looking to put their own stamp on a property.

Early viewing is recommended to fully appreciate the property's potential, sought-after location, and excellent investment opportunity.

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

Front door, radiator, stairs to first floor.

Lounge

21' 9" x 10' 11" max (6.63m x 3.33m max)
Double glazed patio door to the rear, radiator.

Dining Room

13' max x 10' 11" (3.96m max x 3.33m)
Double glazed bay window to the front.

Kitchen

17' 7" x 5' 8" (5.36m x 1.73m)
Fitted kitchen with a range of wall & base units to include work surfaces over, gas point, sink drainer, double glazed window to the rear.

Bedroom One

13' 7" x 8' 10" plus recess (4.14m x 2.69m plus recess)
Double glazed window to the front, radiator.

Bedroom Two

11' 4" x 8' 10" (3.45m x 2.69m)
Double glazed window to the rear, radiator.

Bedroom Three

7' x 6' 11" (2.13m x 2.11m)
Double glazed window to the front.

Bathroom

Suite to comprise bath with shower over, wash hand basin, low level WC, radiator, double glazed window to the rear.

Rear Garden

Patio with lawn beyond

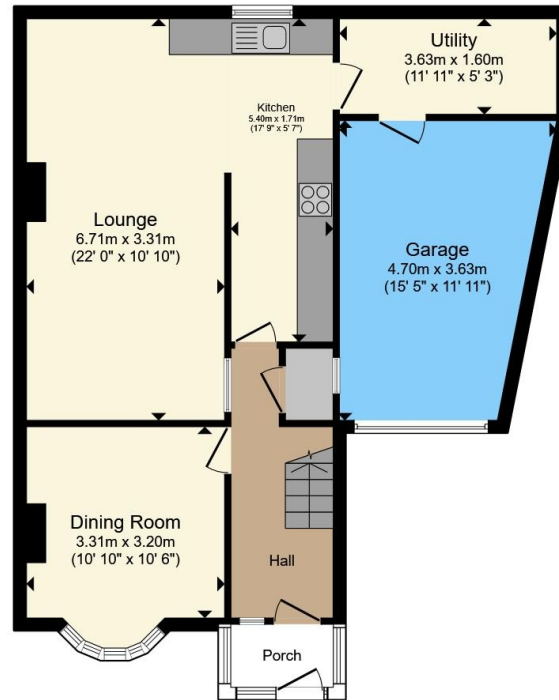
Garage

Providing storage area with power & lighting.

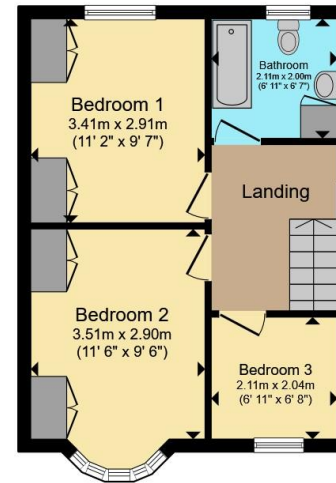








Ground Floor



First Floor

Total floor area 110.9 m² (1,194 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: F Council Tax
 Band: B

Tenure: Freehold

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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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