

for sale

guide price **£200,000**



Avenue Road ROWLEY REGIS B65 0LR

A three bedroom Victorian property in a popular and convenient location within walking distance of Rowley Regis train station. NO UPWARD CHAIN. Briefly comprising: porch, hallway, two reception rooms, kitchen, three bedrooms, family bathroom, rear garden. Viewing recommended.

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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 a block paved foregarden with a low walled perimeter, there is an opening and a pathway leading to front door opening to:

Porch

Door to:

Hallway

Central heating radiator, storage cupboard, doors to:

Reception Room One

Central heating radiator, double glazed window to front elevation.



Reception Room Two

Central heating radiator, window to rear elevation.

Kitchen

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven, gas hob, cooker hood over, part tiled walls, space and plumbing for appliances, boiler, central heating radiator, extractor fan, door to rear garden, double glazed window to side elevation, double glazed window to rear elevation.

Landing

Central heating radiator, loft hatch doors to:

Bedroom One

Fireplace, central heating radiator, double glazed window to front elevation.

Bedroom Two

Central heating radiator, fireplace, window to rear elevation.

Bedroom Three

Central heating radiator, window to rear elevation.

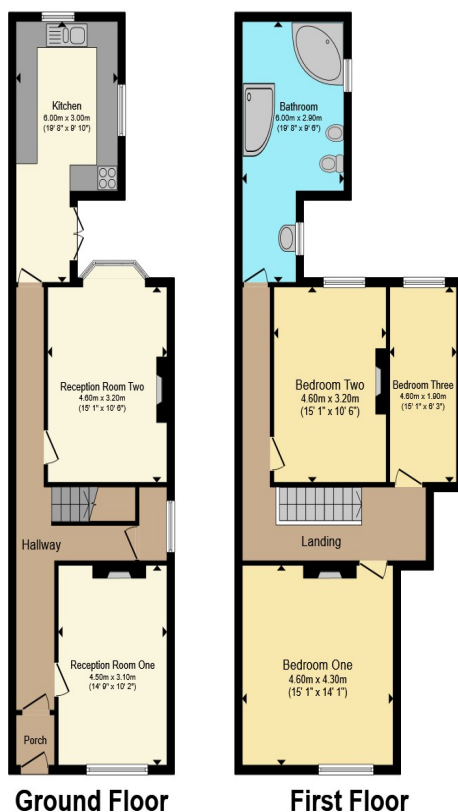
Family Bathroom

Bathtub with mixer tap, shower cubicle, wash hand basin, low level W.C, bidet, central heating radiator, heated towel rail, two double glazed windows to side elevation, spotlights to ceiling, extractor fan.

Rear Garden

A good sized rear garden offering outdoor space.





Total floor area 134.5 m² (1,448 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

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To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316551 - 0007

Tenure: Freehold EPC Rating: E

Council Tax Band: A

view this property online
connells.co.uk/Property/HSW316551



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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