Connells

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for sale

guide price **£100,000**



Church Street Cradley Heath B64 6DS

This two bedroom first floor maisonette is conveniently located close to shops, transport links and other local amenities. Benefiting from versatile accommodation across two floors, this property is perfect for first time buyers. Briefly comprising: private entrance hall, open plan living/kitchen space, bathroom, two bedrooms. Viewing is highly recommended to appreciate the accommodation on offer.

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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 low walled frontage with an opening and pathway to private entrance, door opening to:

Private Entrance Hall

Central heating radiator, spotlights to ceiling, stairs up to first floor landing.

First Floor Landing

The landing area has a curved glass feature wall with onward spiral staircase to second floor accommodation. There is a door opening to:

Open Plan Living/Kitchen Area

An open plan living/kitchen area with wood effect flooring throughout.

Lounge Area:

Central heating radiator, spotlights to ceiling, double glazed window to front elevation.



Kitchen Area:

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space and plumbing for appliances, integrated oven, electric hob, cooker hood over, splashback, boiler, double glazed window to rear elevation, recently fitted central heating boiler, door to:

Bathroom

Fitted bath with shower over, low level W.C, pedestal wash hand basin, part tiling to walls, extractor fan, central heating radiator, double glazed obscured window to side elevation.

Second Floor Landing

Spotlights to ceiling, loft access, storage cupboard, doors leading to:

Bedroom One

Central heating radiator, fitted wardrobes, double glazed window to rear elevation.

Bedroom Two

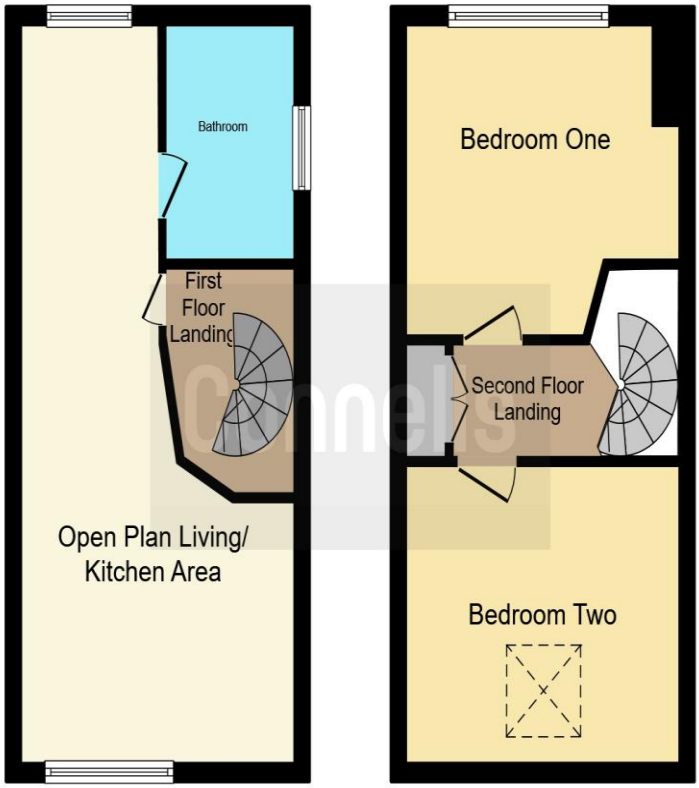
Double glazed skylight, central heating radiator, fitted wardrobe, fitted storage, reduced head height due to eaves.











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





To view this property please contact Connells on

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10 Hagley Road
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Property Ref: HSW316967 - 0002

Tenure:Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 300.00

view this property online
connells.co.uk/Property/HSW316967

This is a Leasehold property with details as follows; Term of Lease 99 years from 04 Ma 2005. Should you require further information please contact the branch. Please Not 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.

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