



-

Auction Guide Price
£300,000



Property Description

FOR SALE VIA MODERN METHOD OF AUCTION

A fantastic opportunity to acquire this three bedroomed link detached house which backs onto a canal and is situated in this very popular location off Monksfield Avenue close to Grove Vale Primary School.

Opportunity to acquire properties such of this in this area are rare and the property has been owned for many years by the current family. In need of comprehensive modernisation for improvement, the property does benefit from a fairly recently installed central heating system and subject to necessary permissions lends itself to extension.

Well located for all amenities including shops at Scott Arms, commuting via the M6 and M5 and surrounding road networks, the property represents a rare opportunity and in more detail comprises;

ENTRANCE PORCH With glazed front door, built in cupboard and further glazed door leading to:-

LOUNGE 13' 1" x 18' 0" (3.99m x 5.49m) With radiator, window to front, staircase leading off and archway leading into:-

DINING ROOM 10' 8" x 8' 11" (3.25m x 2.72m) With French door, serving hatch to kitchen and radiator.

KITCHEN 10' 8" x 8' 6" (3.25m x 2.59m) With window to rear, base and wall units, built in pantry and door to:-

UTILITY/WORKSHOP 7' 11" x 8' 3" (2.41m x 2.51m) Which has been partitioned from the original garage which now has a storage area 7' 11" x 8' 1" (2.42m x 2.47m) to the front with up and over door. To the rear of the utility is doors to garden and WC.

WC With low level WC.

FIRST FLOOR

LANDING With airing cupboard housing gas fired central heating boiler and full depth window to side.

BEDROOM ONE 10' 9" x 11' 5" (3.28m x 3.48m) With window to rear, radiator, fitted wardrobes and built in wardrobe.

BEDROOM TWO 11' 0" x 9' 4" (3.35m x 2.84m) With radiator, built in wardrobe and window to front.

BEDROOM THREE 7' 11" x 8' 4" (2.41m x 2.54m) With radiator and window to front.

BATHROOM Tiled walls, panel bath, low level WC, pedestal wash hand basin, corner shower compartment.

OUTSIDE The property stands behind a fore garden with adjacent driveway and inset tree and carport area in front of original garage, there is gated side access and to the rear is a very mature overgrown garden backing onto the canal.

Council Tax Band E Sandwell Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely available for Three, limited for EE, O2, Vodafone and data likely available for Three, limited for EE, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 62Mbps. Highest available upload speed 14Mbps.

Networks in your area:- Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.