

for sale

guide price **£170,000** Freehold



## Blakeley Hall Road Oldbury B69 4ET

A three bedrooms semi detached house occupying a popular residential location and providing an ideal opportunity for the first time buyer or investment purchase, offered to the market at a very realistic selling price and benefiting from no upward chain.

# Blakeley Hall Road Oldbury B69 4ET

## 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300 inc VAT towards the preparation cost of the pack.

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

Having door to the front elevation, stairs rising to the first floor and door to the lounge.

## Lounge

14' 4" x 12' 11" ( 4.37m x 3.94m )

Double glazed window to the front elevation, central heating radiator and door to the kitchen.

## Kitchen

13' 3" x 9' 1" ( 4.04m x 2.77m )

Having a double glazed window to the rear, fitted kitchen with a range of wall and base units, with worksurfaces over, stainless steel sink and drainer, tiling to splash prone areas, gas cooker point, plumbing for washing machine, storage cupboard housing the boiler, central heating radiator, extractor fan and door to rear garden.

## Landing

Having stairs from the hallway, double glazed window to the side elevation and doors to.



### **Bedroom One**

11' 4" x 9' 10" ( 3.45m x 3.00m )

Double glazed window to the front elevation and central heating radiator.

### **Bedroom Two**

11' 4" x 9' 10" ( 3.45m x 3.00m )

Double glazed window to the rear elevation and central heating radiator.

### **Bedroom Three**

8' 4" x 6' 1" ( 2.54m x 1.85m )

Double glazed window to the front elevation and central heating radiator.

### **Bathroom**

Having a double glazed window to the rear elevation, part tiled, bath, with shower over, low level WC, wash hand basin and central heating radiator.

### **Front Garden**

Lawned front garden, with pathway leading to gate for access to rear garden.

### **Rear Garden**

Good size overgrown garden.







To view this property please contact Paul Dubberley on

**T** 0121 525 2111  
**E** [westbrom@pauldubberley.co.uk](mailto:westbrom@pauldubberley.co.uk)

290 - 292 High Street  
WEST BROMWICH B70 8EN

Property Ref: PWB102486 - 0002

**Tenure:** Freehold

**EPC Rating:** D

**check out more properties at [PaulDubberley.co.uk](http://PaulDubberley.co.uk)**

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.

see all our properties at [www.pauldubberley.co.uk](http://www.pauldubberley.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)