

2 bed semi-detached house to buy in B65

Harvest Road, Rowley Regis, West Midlands, B65 8EH

£155,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

Driveway parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- Conveniently positioned semi detached
- Two double bedrooms
- EPC Rating D

Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which

provides speed, security and certainty for all parties.

An improved semi detached home in this convenient area. Offered for sale with NO UPWARD CHAIN, having gas central heating, Oak style PVC double glazing, BLOCK PAVED FRONT PARKING and LOVELY REAR GARDEN. - Hall, Front Lounge, Spacious Dining Kitchen with doors to the garden. Upstairs TWO DOUBLE BEDROOMS and Attractive Bathroom, Side Passage and Useful Store.

All main services connected. Tenure Freehold. Council Tax Band B. EPC D. Broadband/mobile coverage: standard brick and tile. Long term flood risk. Surface water low, rivers very low. Mining report available

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and

are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction

terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The

Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being

shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the

agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £155,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Hall

With PVC double glazed entrance door, stairs off

Front Lounge

3.58m x 3.38m (11'8" x 11'1")

Having PVC double glazed bay window, fireplace with gas fire.

Spacious Dining Kitchen

5.28m x 3.15m (17'3" x 10'4")

With range of floor and wall cupboards. PVC double glazed double doors to the garden. Store off

Side Passage

With door to front and access to rear garden

Useful Store

2.67m x 1.80m (8'9" x 5'10")

Landing

Bedroom One

4.39m x 2.64m (14'4" x 8'7")

Having two front double glazed windows. Store off with Worcester central heating boiler

Bedroom Two

3.23m x 3.12m (10'7" x 10'2")

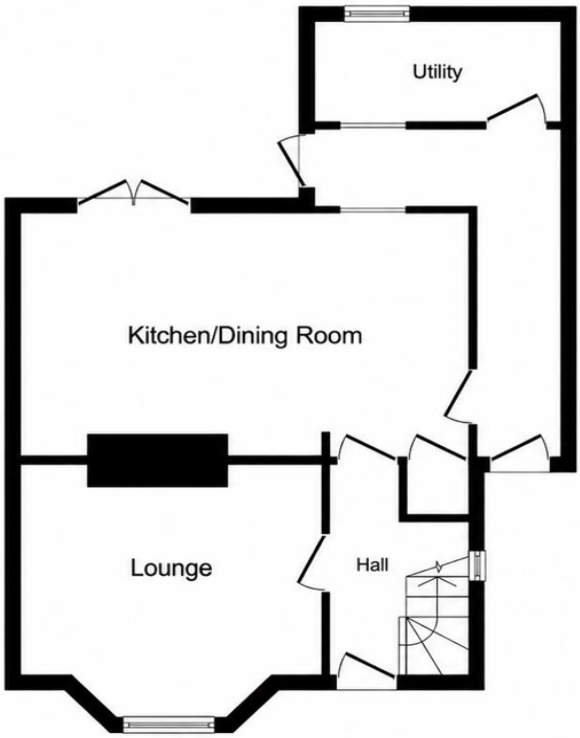
Attractive Bathroom

1.93m x 1.65m (6'3" x 5'4")

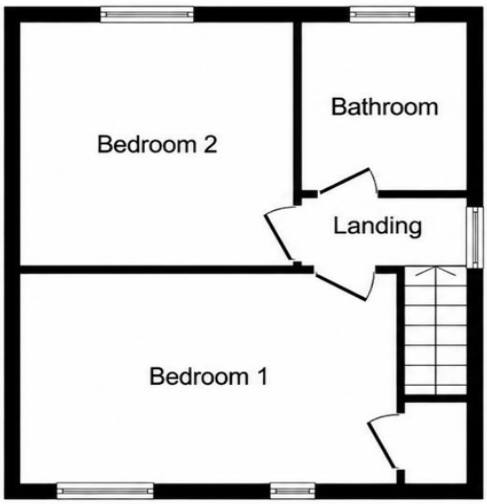
Having panel bath with shower above, handbasin with cupboard beneath, WC, tiling to walls

Lovely Rear Garden

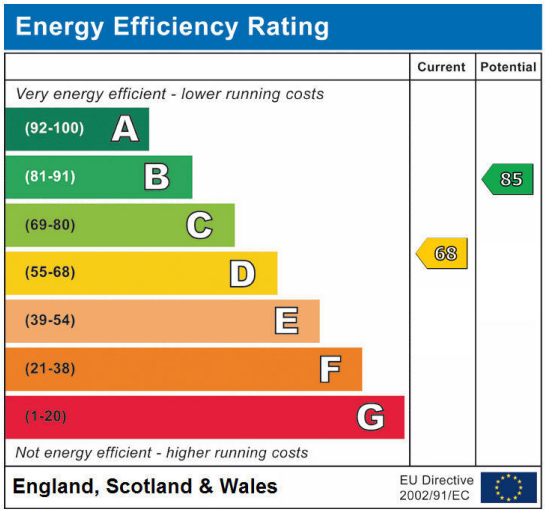
With patio, lawn and attractive borders



Ground Floor



First Floor



Harvest Road, Rowley Regis, West Midlands, B65 8EH

Contact your local branch today for more information on this property:

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