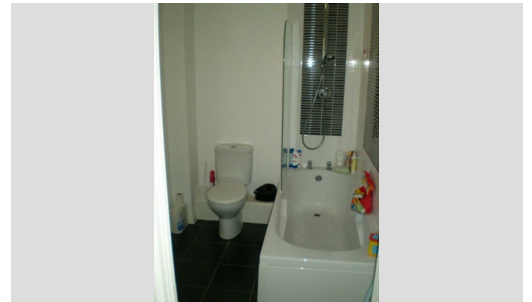


Martin and Co
24 Birmingham Road
SUTTON COLDFIELD
B72 1QG
t: 01213216090
email: suttoncoldfield@martinco.com

49 Vowles Road, West Bromwich

Starting Bid: £125,000.00



2 BEDROOM COACH HOUSE. DOUBLE GLAZED. GAS CENTRAL HEATING. GARAGE AND DRIVE WAY. PRIVATE REAR PATIO. INTEGRATED KITCHEN. SEPARATE RECEPTION ROOM. FREEHOLD. NO CHAIN.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

FRONT Path to front door. Driveway available for 1 car. Single garage. Potential to convert the garage into another room - subject to statutory approval and legal requirements.

ENTRANCE Stairs ahead, leading you to first floor.

HALLWAY Offering laminate flooring, 2x double glazed windows overlooking the rear. 1x radiator. Smoke alarm. 1x Storage cupboard.

RECEPTION ROOM 14' 3" x 13' 3" (4.34m x 4.04m) This great sized lounge area offers laminate flooring, double glazed Juliet balcony doors to the front elevation, 1x radiator, TV point and thermostat.

MASTER BEDROOM 13' 11" x 9' 2" (4.24m x 2.79m) This double master bedroom is inclusive of carpet, 1x radiator and 1x double glazed window overlooking the front.

BEDROOM 2 8' 7" x 7' 6" (2.62m x 2.29m) This single bedroom is inclusive of carpet, 1x radiator and 1x double glazed window overlooking the front.

BATHROOM 9' 4" x 5' 8" (2.84m x 1.73m) This family bathroom suite offers tiled flooring and part tiled wall. Double glazed window to the rear. Bathtub, W.C and sink basin.

KITCHEN 9' 0" x 8' 3" (2.74m x 2.51m) Separate kitchen off lounge is inclusive of tiled flooring, splash back tiling and cupboards and drawers to match. Washer/dryer, built in fridge/freezer, gas hob and electric oven, and extractor. Stainless steel sink and drainer.

REAR Private fenced patio.