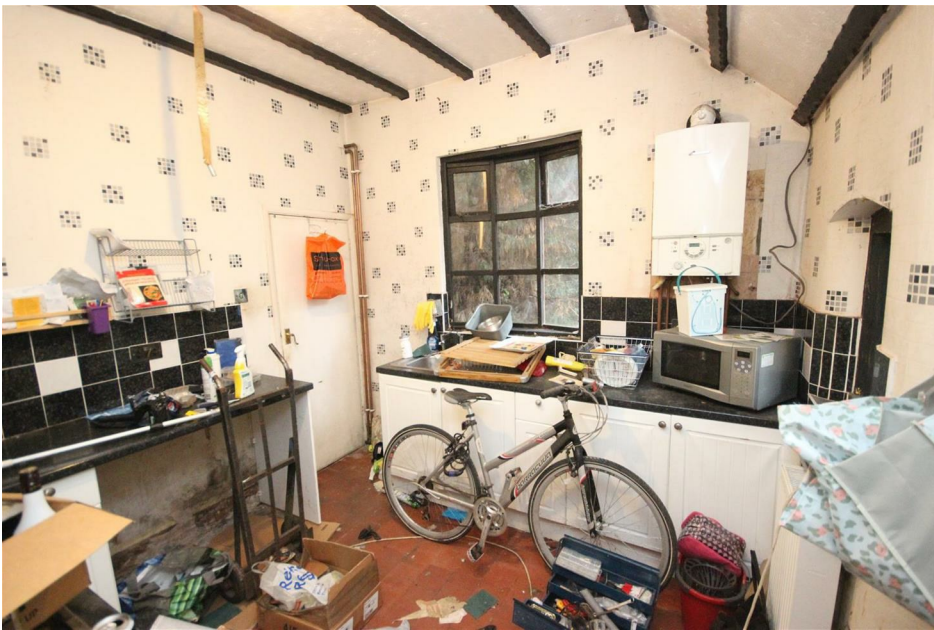




53 Trinity Street
Cradley Heath, B64 6HT

Auction Guide £125,000

Property Description

For sale by Modern Method of Auction; Starting Bids at £125,000 plus Reservation Fee.

Three bedroom end terraced property situated next to Reddal Hill Primary school and nursery, and within walking distance to convenient amenities and frequent transport links.

Requiring significant refurbishment and updating throughout and briefly offering: front and rear reception rooms, fitted kitchen, downstairs shower room, rear veranda and three bedrooms.

To the front of the property is on street parking with side access leading to the garage. Through access from the garage and alternative shared side access lead through to the enclosed garden at the rear.

EPC - TBC / CT Band - A (Sandwell)

Location

Old Hill is a village in the metropolitan borough of Sandwell, West Midlands, England, situated around 2 miles (3.2 km) north of Halesowen and 3 miles (4.8 km) south of Dudley.

Cradley Heath is wonderful area and remains a charming Black Country town with a traditional high street. There are plenty of shops and amenities close by with a large Tesco supermarket within walking distance. Cradley Heath has great transport links with Cradley Heath and Old Hill train stations servicing Birmingham City Centre and Stourbridge Junction.

Front Reception Room

3.80m x 4.05m (12'5" x 13'3")

Access and window to front. Fire and surround installed.

Inner Hallway

Under stairs cupboard housing electric meter.

Rear Reception Room

3.75m x 4.22m (12'3" x 13'10")

Window to rear. Stairs leading to first floor accommodation.

Fitted Kitchen

3.04m x 3.03m (9'11" x 9'11")

Windows to side and rear. A range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill, four ring gas hob and extractor hood over and plumbing for a washer installed. Boiler housed on side wall. Access to rear veranda and rear reception room.

Downstairs Bathroom

3.02m x 1.20m (9'10" x 3'11")

Three piece suite comprising of; low level flush WC, vanity unit wash hand basin and electric shower installed over the bath. Window to side.

Rear Veranda

1.15m x 3.09m (3'9" x 10'1")

Bedroom One

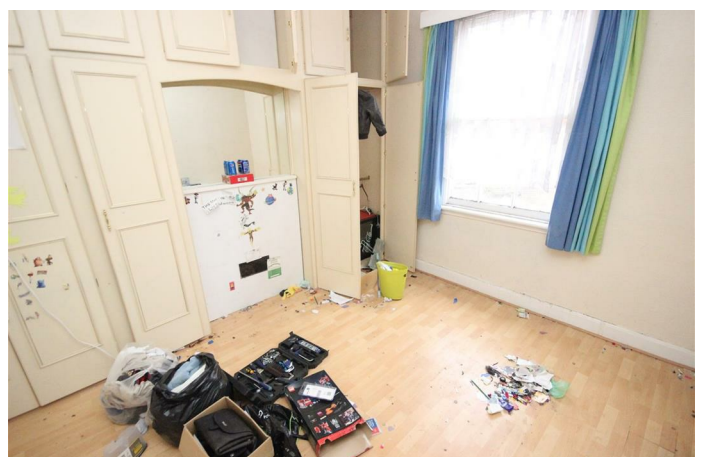
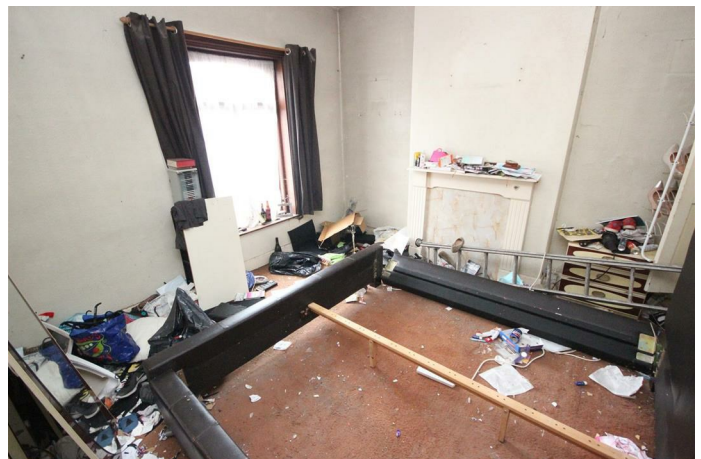
3.80m x 4.12m wp (12'5" x 13'6" wp)

Window to front. Built in storage.

Bedroom Two

3.78m x 3.07m (12'4" x 10'0")

Window unit to rear. Fitted wardrobes installed.



Bedroom Three

3.79m x 1.63m (12'5" x 5'4")

Window to rear.

Rear of the Property

Shared access available from the front of the property. Garden to the rear mainly laid to overgrown shrubbery which requires significant tidying up and cutting back.

Garage

Not yet inspected or measured.

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Modern Method Auction

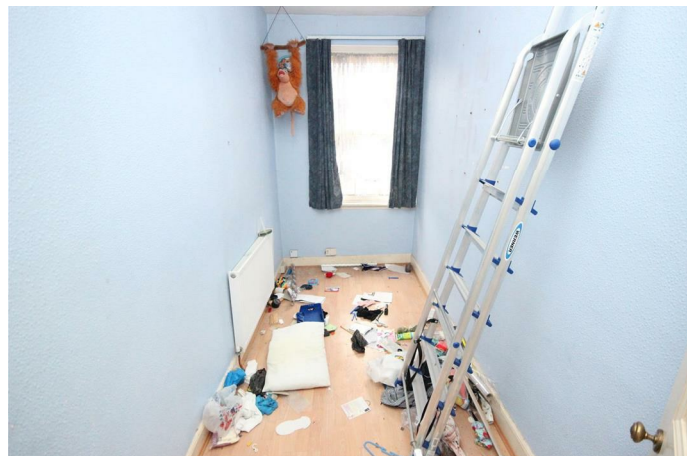
Starting Bid and Reserve Price

*Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is powered by IAM Sold.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 56 days to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the Buyer pays a non-refundable Buyer Reservation Fee of 4.50% including VAT of the purchase price. This is subject to a minimum amount of £6,600.00 including VAT. The Buyer will consider the Reservation Fee within the total amount they wish to pay for the property. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by iam-sold Ltd. Reservation Fee is in addition to the final negotiated selling price.

REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the clients permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175



FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects.

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