



Kent Road
WEDNESBURY
WS10 0SF
£150,000



WK Property
130 Walsall Road
West Bromwich
B71 3HN
T: 0121 588 5666
W: www.wk-property.com





Kent Road

WEDNESBURY, WS10 0SF

WK Property in West Bromwich are pleased to offer this fantastic investment opportunity. This Semi-Detached Property briefly comprises of Lounge, Fitted Kitchen, Two Bedrooms, Family Bathroom, Double Glazing and Central Heating, Where Specified. Viewing essential. Energy Rating 68 (D)

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 4.5% 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.



Ground Floor

Entrance Porch

Having upvc double glazed door to the front elevation and upvc double glazed windows to the front, side elevation and door to lounge.

Lounge

Having double glazed windows to the front and rear and side elevation, featured gas fire place, tv point, two radiator, stairs off to first floor landing and arch way to kitchen.

Kitchen

Having double-glazed window to the side and rear elevation and upvc double-glazed door to the rear elevation giving access to rear garden. Comprising of a range of wall and base units, stainless steel sink drainer with 1 1/2 bowls, work surfaces, tiling to splashback, plumbing for washing machine and radiator.

First Floor

Landing

Having double glazed window to the side elevation, loft access and doors off to all rooms.

Bedroom 1

Having double glazed window to the front elevation, radiator and storage cupboard.

Bedroom 2

Having double glazed window to the rear elevation and radiator.

Bathroom

Having double glazed window to the rear elevation. Comprising of bath with shower over, vanity wash hand basin, low level wc and fully tiled.

Outside

Rear Garden

Having slabbed patio area and lawned area with borders.

