
106
104

Coltham Road, Willenhall

Guide Price £135,000 Freehold

2 bedroom flat for sale



Description

INVESTMENT OPPORTUNITY – TRADITIONAL END TERRACE CONVERTED INTO TWO SELF-CONTAINED FLATS – BOTH WITH SITTING TENANTS – TOTAL RENTAL INCOME £12,169 PER ANNUM – POTENTIAL FOR IMPROVEMENT AND INCREASED RENTAL INCOME

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000.

A traditional end terrace property being sold on one title and currently arranged as two self-contained flats, both of which are let to sitting tenants.
The ground floor flat comprises a lounge, bedroom, kitchen and shower room, while the first floor flat offers similar accommodation with a lounge, bedroom, kitchen and shower room.
The property is currently producing a combined rental income of £12,169 per annum, making it an attractive opportunity for investors looking for an income-producing property from day one.
There is also scope for improvement and modernisation, which may provide an opportunity to enhance the accommodation and potentially increase the rental income in the future, subject to the existing tenancies, condition of the property and any necessary works or consents.
Externally, there is side access leading to the rear of the property, which may offer potential to create off-road parking, subject to any

necessary consents.
The property is being sold as one title with both tenancies in place and would suit an investor looking to acquire an established rental property with further potential.

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 non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 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: A (Walsall Council)
Tenure: Freehold
Garden details: Rear Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Tenure
Freehold











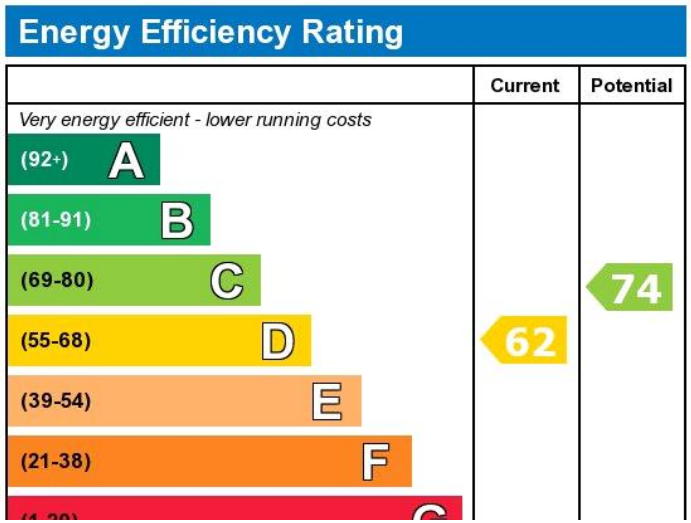

Viewing by appointment only
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