

for sale

guide price **£180,000** Freehold



## Duchess Road Birmingham B16 8JD

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'



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# Property Details

**Auctioneer's Comments** This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Porch

Entering the property through a double glazed UPVC front door and double glazed windows to the side and front aspects.

## Entrance Hall

Double glazed front door and radiator.

## Reception Room One

Double glazed window to the rear aspect, radiator, telephone point, TV point, ceiling light point and carpeted flooring.

## Reception Room Two

Double glazed window to the front aspect, radiator, telephone point, TV point, ceiling light point and carpeted flooring.



## Utility Room

Ceiling light point, carpeted flooring and door giving access to the ground floor W. C.

## Ground Floor W. C

Low level w. c, wash hand basin and radiator.

## Kitchen

Double glazed window to the rear aspect, fitted kitchen, wall and base units with work surfaces, sink and drainer, oven and hob with cooker hood, radiator, plumbing for a washing machine and UPVC door giving access to the rear garden.

## First Floor Landing

Staircase rising from the entrance hallway, radiator and carpeted flooring.

## Bedroom One

Double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring.

## Bedroom Two

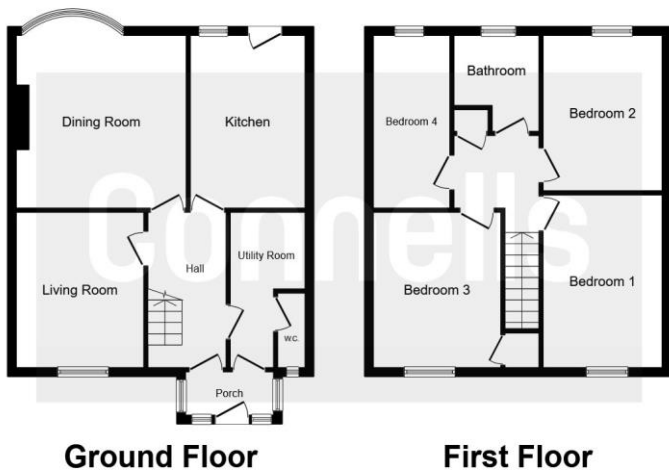
Double glazed window to the front aspect, radiator, ceiling light point and carpeted flooring.

## Bedroom Three

Double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring.

## Bedroom Four

Double glazed window to the rear aspect, radiator, ceiling light point and carpeted flooring.



To view this property please contact Connells on

**T 0121 420 3611**  
**E [bearwood@connells.co.uk](mailto:bearwood@connells.co.uk)**

122-123 Poplar Road Bearwood  
SMETHWICK B66 4AP

**Tenure: Freehold**

**EPC Rating: E**

Property Ref: BEA311443 - 0008

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by [www.focalagent.com](http://www.focalagent.com)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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