

for sale

guide price **£130,000** Freehold



Wiggin Street Birmingham B16 0AH

- Energy Rating: D
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- **THREE BEDROOMS**



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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Ground Floor

Lounge 13' 3" x 12' (4.04m x 3.66m)

Door leading to front aspect, double-glazed window to front aspect, wood style laminate flooring, ceiling light point, radiator, and through to dining room.

Dining Room 11' 5" x 12' (3.48m x 3.66m)

Double-glazed window to rear aspect, wood style laminate floor, ceiling light point, radiator, and stairs rising to first floor.

Kitchen 9' 6" x 5' 10" (2.90m x 1.78m)

Fitted kitchen with range of wall and base units, integrated cooker and four ring gas hob, linoleum floor, cookerhood,

plumbing for washing machine, part tiled walls, ceiling light point, and radiator.

Bathroom 6' 2" x 6' 1" (1.88m x 1.85m)

Double-glazed window to side aspect, bath, hand wash basin, W.C, tiled walls, extractor fan, tiled flooring, ceiling light point, and radiator.

First Floor

Bedroom One 11' 3" x 12' (3.43m x 3.66m)

Double-glazed window to front aspect, wood style laminate flooring, storage cupboard, ceiling light point, and radiator.

Bedroom Two 12' 1" x 11' 3" (3.68m x 3.43m)

Double-glazed window to rear aspect, wood style laminate flooring, ceiling light point, and radiator.

Second Floor

Loft Room 14' 6" x 11' 1" (4.42m x 3.38m)

Double-glazed window to front aspect, wood style laminate flooring, ceiling light point, and radiator.





To view this property please contact Connells on

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SMETHWICK B66 4AP

Tenure: Freehold

EPC Rating: D

Property Ref: BEA311857 - 0002

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). Powered by 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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