



Connells

Nailers Close  
Bartley Green

# Nailers Close Bartley green B32 3QR

for sale guide price  
**£140,000**



## Property Description

A wonderful opportunity has arisen to purchase a deceptively spacious, two-bedroom end-terrace house situated in the popular and sought after area of Bartley Green, Birmingham. Perfect for first time buyers looking or investors, this property is situated in a quiet Cul De Sac with local amenities within walking distance. The M5 motorway is located nearby which makes commuting a breeze!

Do not miss out on this opportunity!

Call today to book your viewing!

## 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

Ceiling light point, PVC door.

## Lounge

14' 5" x 11' 10" ( 4.39m x 3.61m )

Ceiling light point, panelled radiator, double glazed window, electric heater.

## Kitchen

11' 10" x 8' 7" ( 3.61m x 2.62m )

Ceiling light point, panelled radiator, plumbing for washing machine, sink and drainer gas point for cooker, matching wall and base units.

## Conservatory

9' 8" x 9' 5" ( 2.95m x 2.87m )

Double wrap around PVC rear door, wall light.

## Landing

Ceiling light point, panelled radiator, loft access.

## Bedroom One

11' 10" x 8' 6" ( 3.61m x 2.59m )

Ceiling light point, panelled radiator, double glazed window to rear, fitted wardrobe.

## Bedroom Two

11' 10" max x 7' 7" ( 3.61m max x 2.31m )

Ceiling light point, panelled radiator, double glazed window, fitted wardrobe, over stairs storage

## Bathroom

Low flush w.c, pedestal sink, panelled bath with shower overhead, heated towel rail, ceiling light point, double glazed frosted window.

## Rear Garden

Lawn, side access, feature pond.

## Garage

18' x 7' 11" ( 5.49m x 2.41m )

Ceiling light point up and over door.









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/HBO309674](http://connells.co.uk/Property/HBO309674)**

Tenure: Freehold



Awaiting Photograph

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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