



Connells

Ullswater Close
Quinton Birmingham

Ullswater Close Quinton Birmingham B32 3DY

for sale guide price
£190,000



Property Description

Ullswater close is a stone's throw away from Selly Oak and Harborne, this three bedroomed mid terraced family home is ideal for families, first time buyers and buy to let investors, having a garage available in a separate block, accommodation comprises of three bedrooms, lounge, dining/kitchen and first floor bathroom.

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

UPVC double glazed front door leading to two storage cupboards and spacious entrance.

Entrance Hallway

Ceiling light point, panelled radiator, door to kitchen and lounge.

Lounge

15' 3" x 12' 4" (4.65m x 3.76m)

Modern gas fire with brick surround, shelving to alcove, triple sliding double glazed doors to garden, ceiling light point, panelled radiator.

Kitchen

13' 8" x 10' 9" (4.17m x 3.28m)

Range of modern matching base and wall units, half height tiling, space for gas cooker, fridge and freezer, plumbing for washing machine, two large pantry cupboards, space for dining table, serving hatch to lounge, ceiling light point, panelled radiator, triple UPVC double glazed window to front elevation.

Landing

Staircase opens to wide landing, ceiling light point, airing cupboard, access to loft.

Bedroom One

14' 4" x 9' 2" (4.37m x 2.79m)

Built-in wardrobes with rail, ceiling light point, panelled radiator, triple double glazed window to front elevation, smoke alarm.

Bedroom Two

12' 4" x 9' 2" (3.76m x 2.79m)

Triple double glazed window to rear garden and countryside, ceiling light point, built-in wardrobe.

Bedroom Three

9' 5" x 5' 8" (2.87m x 1.73m)

Double glazed window to rear elevation, ceiling light point.

Bathroom

Panelled bath with shower overhead, mirrored vanity unit, frosted double glazed window, ceiling light point, low flush w.c.

Front Garden

Paved with bushes.

Rear Garden

Paved with planted borders.

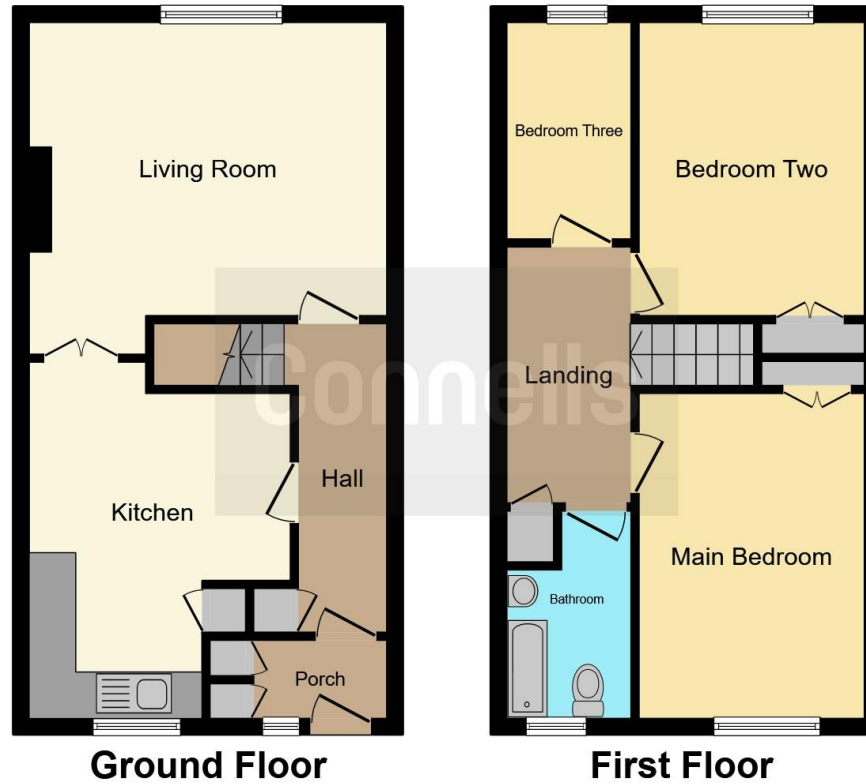
Garage

Garage in separate block.









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

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/HBO309795



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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