



Connells

Ox Leasow
Bartley Green



Property Description

This three bedroom end terrace house is an ideal family home. Comprising of entrance hallway with downstairs W.C, kitchen/diner, spacious living room with patio doors leading to rear garden, three bedrooms, family 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.

Approach

Set back behind front garden with foot path approach.

Porch

enclosed porch with further door leading onto the lounge.

Lounge

13' 1" x 15' 1" (3.99m x 4.60m)
Warm air central heating, two ceiling light points, tv point, double glazed window, dado rail surround, feature fireplace, open plan staircase with storage underneath.

Guest Cloakroom

Low flush w.c, ceiling light point, window to front elevation.

Dining Kitchen

16' 10" x 10' 6" (5.13m x 3.20m)

Two ceiling light points, modern fitted kitchen with matching base units, sink with drainer, space for washing machine, gas cooker point, part tiling, dining area with ample space for table and chairs, double glazed window and door to rear elevation.

Landing

Loft access, ceiling light point.

Bedroom 1

13' 4" x 10' 8" (4.06m x 3.25m)

Double glazed window to front elevation, ceiling light point, walk-in storage cupboard.

Bedroom 2

10' 3" x 7' (3.12m x 2.13m)

Double glazed window, ceiling light point, storage cupboard.

Bedroom 3

8' 5" x 7' (2.57m x 2.13m)

Ceiling light point, double glazed window.

Shower Room

Large walk-in shower with sliding doors, vanity wash hand basin, low flush w.c, heated towel rail, ceiling light point, double glazed window.

Garden

Low maintenance, paved patio, shrubbery and flower borders.

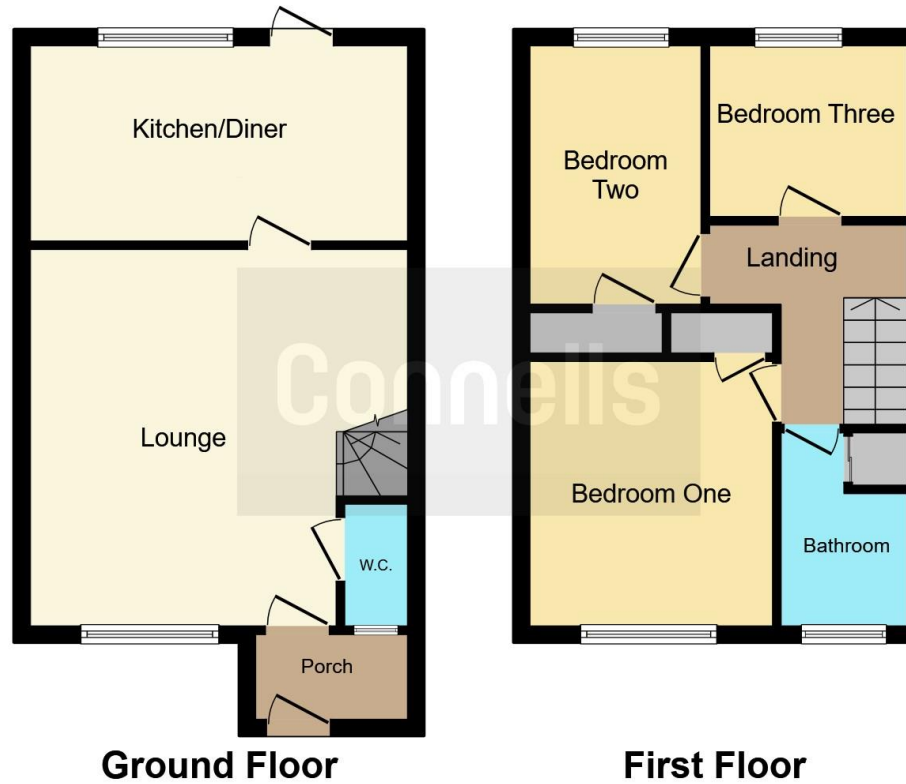
Agents Note

Please note we are waiting for probate to be granted, any questions please call 0121 426 2800









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/HBO309836



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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