



**Connells**

Princethorpe Road  
Weoley Castle



### Property Description

Situated in Weoley Castle with easy access to Queen Elizabeth Hospital, Birmingham University, Selly Oak Retail Park and local train stations. A three bedroom end-terraced house with two reception rooms. The property briefly comprises of having cloakroom, two reception rooms, kitchen, three bedrooms, first floor bathroom, also benefiting from having a rear garden.

### 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 Hall

Double glazed front door, downstairs cupboard, radiator.

### Store Room

With room for freezer and dryer.

### Lounge

20' 6" x 10' 8" (6.25m x 3.25m)

Two panelled radiators, two ceiling light points, fan, electric fire (with gas pipe underneath), marble and wood surround, double glazed french doors to garden, open to kitchen.

### Front Room

10' 8" x 12' 1" (3.25m x 3.68m)

Double glazed window with blinds, Gas fire with wood and marble surround, ceiling light point, panelled radiator.

## Kitchen

16' 2" x 6' ( 4.93m x 1.83m )

Gas range cooker, space for washing machine and fridge freezer, 1½ bowl sink unit, tiled splashback, two double glazed windows with blinds, matching wall and base units, tiled flooring.

## Landing

Double glazed window to bottom and top of stairs with blinds, ceiling light point, loft access with pull down ladder.

## Bedroom One

13' 7" x 12' 11" ( 4.14m x 3.94m )

Shelved storage cupboard, one small and one large double glazed window with blinds, ceiling light point with fan, shower area with tiled wall and floor, glass cubicle, electric shower.

## Bedroom Two

14' 9" x 9' 6" ( 4.50m x 2.90m )

Ceiling light point, panelled radiator, double glazed window with blinds.

## Bedroom Three

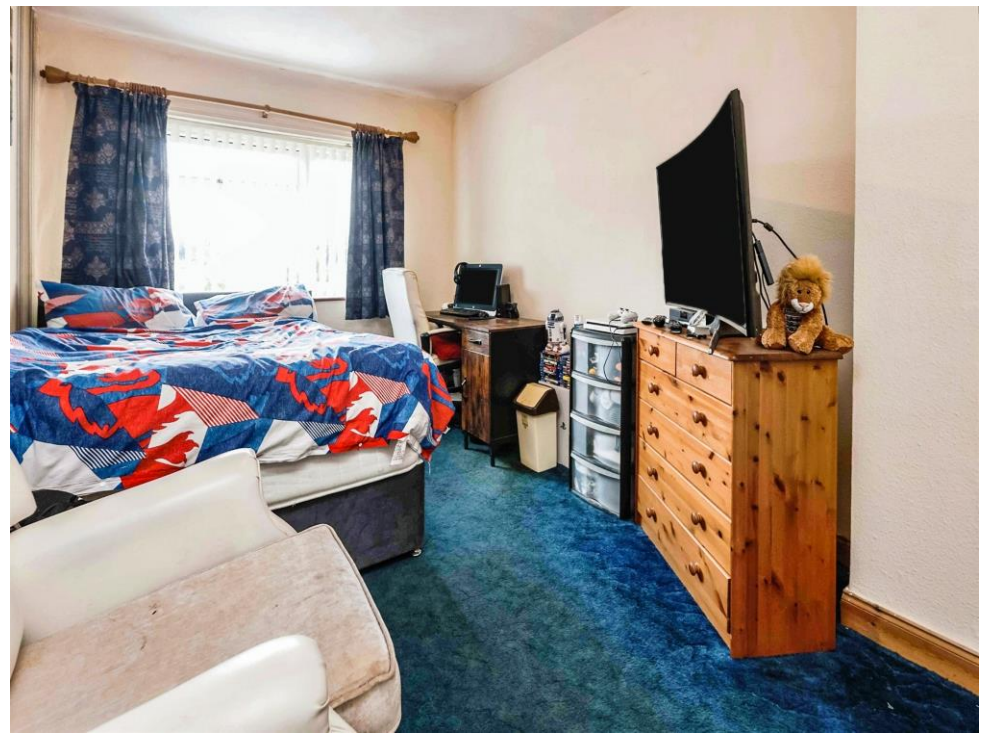
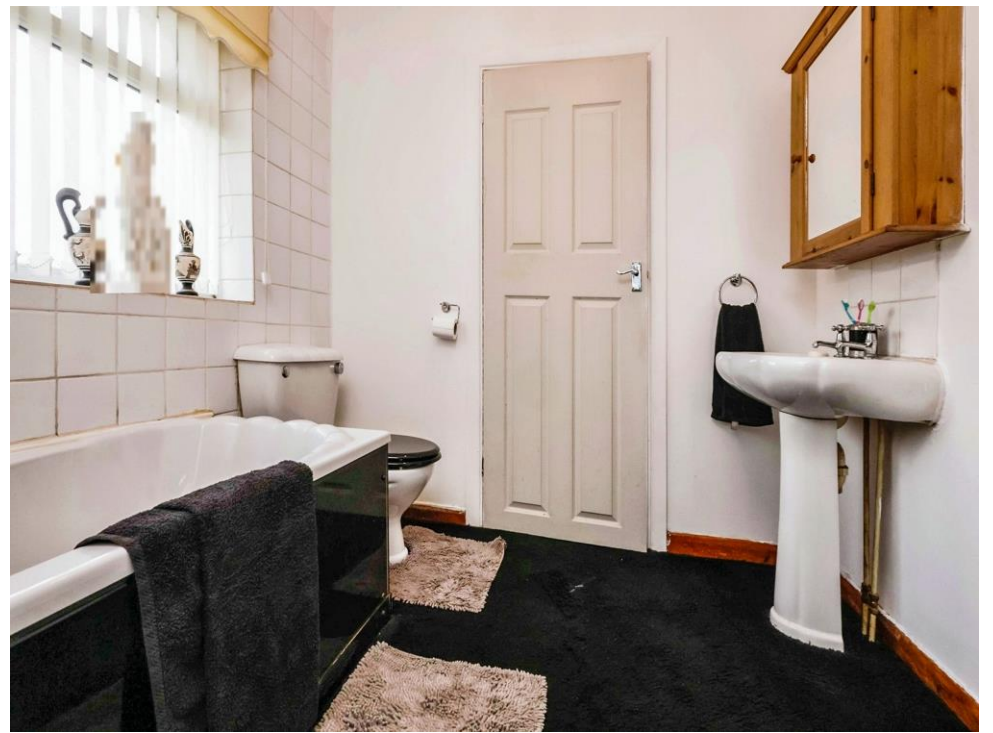
7' 10" x 6' 2" ( 2.39m x 1.88m )

Double glazed window, ceiling light point, door to bathroom.

## Bathroom

white suite comprising of , low flush w.c, vanity wash basin, panelled bath with shower overhead and mixer taps, glass shelving, frosted double glazed window, ceiling light point, panelled radiator, access to bedroom three.









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)

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**EPC Rating: D**

Tenure: Freehold

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