



Connells
connells.co.uk 0121 426 2800
FOR SALE

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Property Description

This three-bedroom mid-terrace property, ideally located in the sought-after B31 area, offers a perfect blend of comfort and convenience. Situated close to local trains, public transport links, and a variety of shops, this home ensures easy access to all essential amenities, making it an excellent choice for both first-time buyers and buy-to-let investors.

Spacious and welcoming lounge, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the large dining kitchen, which provides ample space for family meals and gatherings. The kitchen is well-appointed, offering plenty of storage and workspace to meet all your culinary needs.

The ground floor also features a convenient WC, adding to the practicality of the layout. Moving upstairs, you will find three well-proportioned bedrooms, each offering a comfortable retreat for residents. The first-floor bathroom is modern and well-maintained, providing a tranquil space for relaxation.

One of the standout features of this property is that it is offered with no onward chain, ensuring a smooth and swift transaction process. With its excellent location and spacious interior, this home is an ideal opportunity for those looking to step onto the property ladder or expand their investment portfolio.

Don't miss out on the chance to make this delightful mid-terrace house your new home

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 in a cul-de-sac location this mid-terraced property sits behind a easily maintained fore-garden with picket fence.

Porch

Sliding patio doors leads to an enclosed porch with further door onto entrance hallway.

Hallway

Ceiling light point, staircase rising off.

Ground Floor W.C.

Low flush w.c, window to front, laminated flooring, vanity sink unit, ceiling light point.

Kitchen

Facing the front of the property, ideal for the whole family, fitted with matching wall and base units, appliances to include induction hob, oven, fridge freezer, ample space for additional appliances to include washing machine, tiled splashbacks, double glazed window, ceiling light point.

Lounge

Full width patio doors with windows either side to the rear, ceiling light point, t.v. point, tiled flooring, panelled radiator.

Landing

Ceiling light point, boiler.

Bedroom One

Double glazed window, panelled radiator, ceiling light point.

Bedroom Two

double glazed window, ceiling light point, panelled radiator, loft access.

Bedroom Three

Ceiling light point, double glazed window, panelled radiator, fitted cabin bed as shown in pictures.

Bathroom

Modern suites comprising of, panelled bath with shower over, vanity sink unit, low flush w.c. tiling, ceiling light point, radiator, double glazed window.

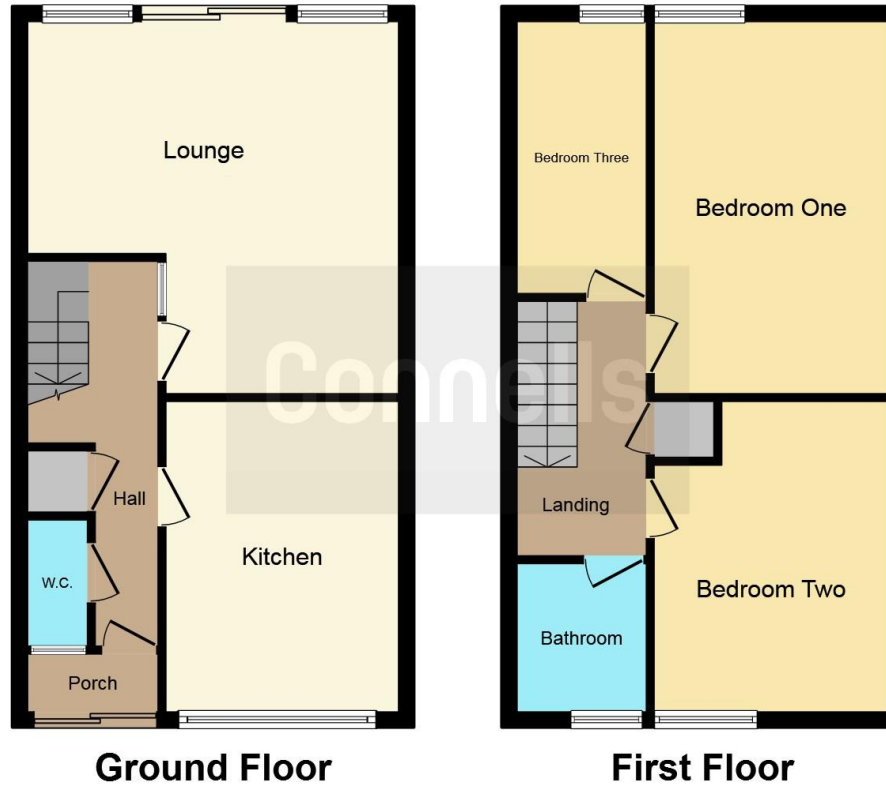
Garden

Enclosed private rear garden, comprising of a rear decked suntrap area, lawn and shrubbery.









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/HBO309897



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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