



Connells
connells.co.uk 0121 426 2800
FOR SALE

Connells

Bolney Road
Quinton



Property Description

Charming 2-Bedroom Semi-Detached House in Quinton - Ideal for First-Time Buyers and Investors

Welcome to this delightful 2-bedroom semi-detached house, perfectly situated in the sought-after area of Quinton. This property offers an excellent opportunity for first-time buyers and buy-to-let investors alike.

Spacious Lounge, a bright and welcoming space, perfect for relaxing and entertaining, Fitted Kitchen, Well-equipped and modern with ample storage, making meal preparation a breeze.

Two Comfortable double bedrooms that provide a peaceful retreat. First Floor Bathroom, contemporary fixtures, and fittings for your convenience. Large Rear Garden, expansive outdoor space, ideal for gardening, entertaining, or simply enjoying the fresh air.

Off-Road Parking Convenient parking space, ensuring easy access and security for your vehicle.

No Chain, A straightforward purchase with no onward chain, allowing for a quicker and smoother transaction.

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 a driveway, footpath leading to main accommodation, gate leading to rear garden.

Entrance Hall

Quarry tiled floor, staircase of, radiator, ceiling light point.

Lounge

Semi-glazed door, laminated flooring, ceiling and wall lights, double glazed window to the front, radiator, Daido rail, feature chimney breast with feature inset fire, useful understairs walk-in storage.

Kitchen

Modern kitchen with a range of matching wall and base units, sink with drainer and mixer tap, gas cooker point, space for washing machine, space fridge freezer, radiator, windows and door to rear garden, dining space, ideal for table and chairs.

Landing

Double raised window to side elevation, ceiling light point, loft access.

Bedroom One

Two double glazed windows to front, panelled radiator, ceiling light point, walk-in storage cupboard, ideal to be used for an office space if required.

Bedroom Two

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

Bathroom

Panelled bath with shower over and mixer tap, wash hand basin, low flush w.c, double glazed window to rear, part tiling to the walls, radiator.

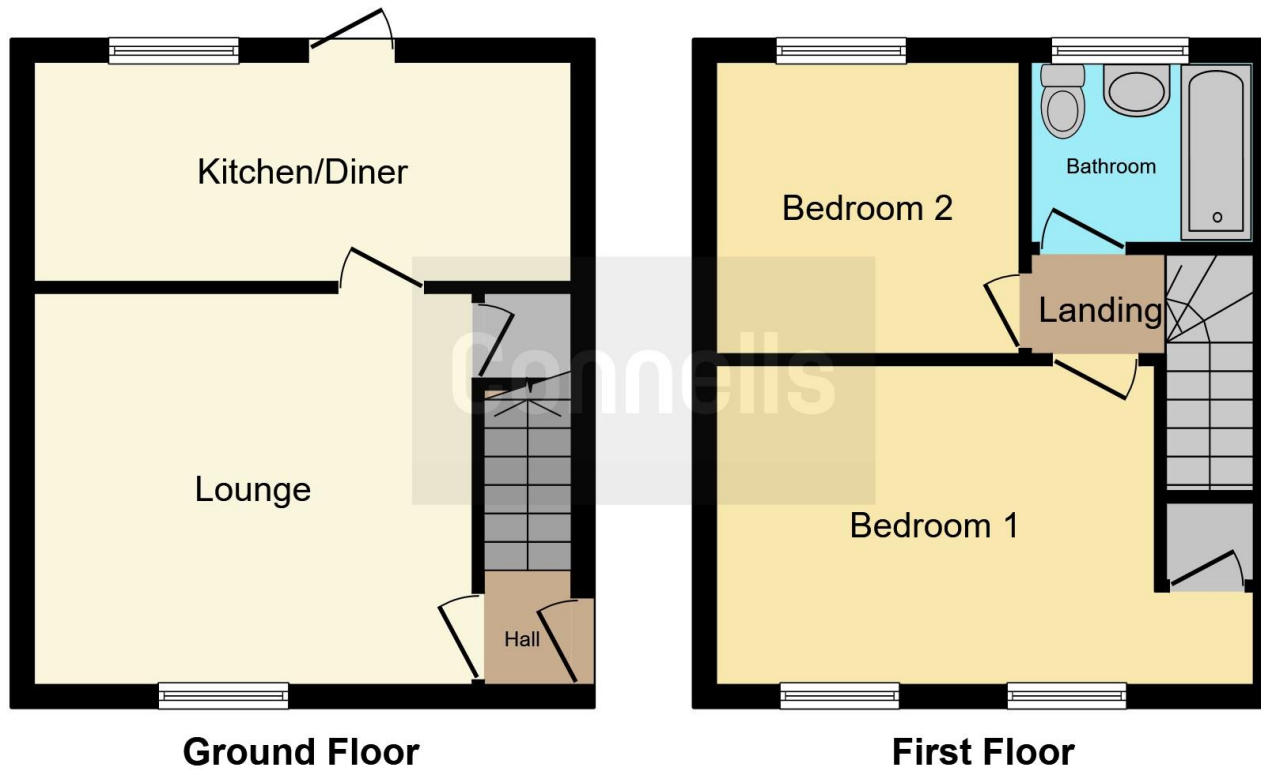
Rear Garden

Larger than average enclosed rear garden, mainly lawned with side access.









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

T 0121 426 2800
E harborne@connells.co.uk

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/HBO309895



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HBO309895 - 0002