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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 on a walk-way behind a lawned garden to the front.

Porch

Porch with storage cupboards and further door onto main accommodation.

Hallway

Ceiling light point, staircase off.

Guest Cloakroom

Low flush w.c, wash hand basin, ceiling light point.



Timber fence surround with brick-built outhouse.

Agents Note

Please note this is a non-standard construction, for further information please contact the branch 0121 426 2800.



Property Description

Two-bedroom mid-terrace property is available with no onward chain and offers an excellent opportunity for first-time buyers or investors. Situated in a well-connected area, the property boasts a convenient layout.

Located close to local amenities, schools, and public transport links.

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

Lounge

15' 11" x 9' 10" (4.85m x 3.00m)

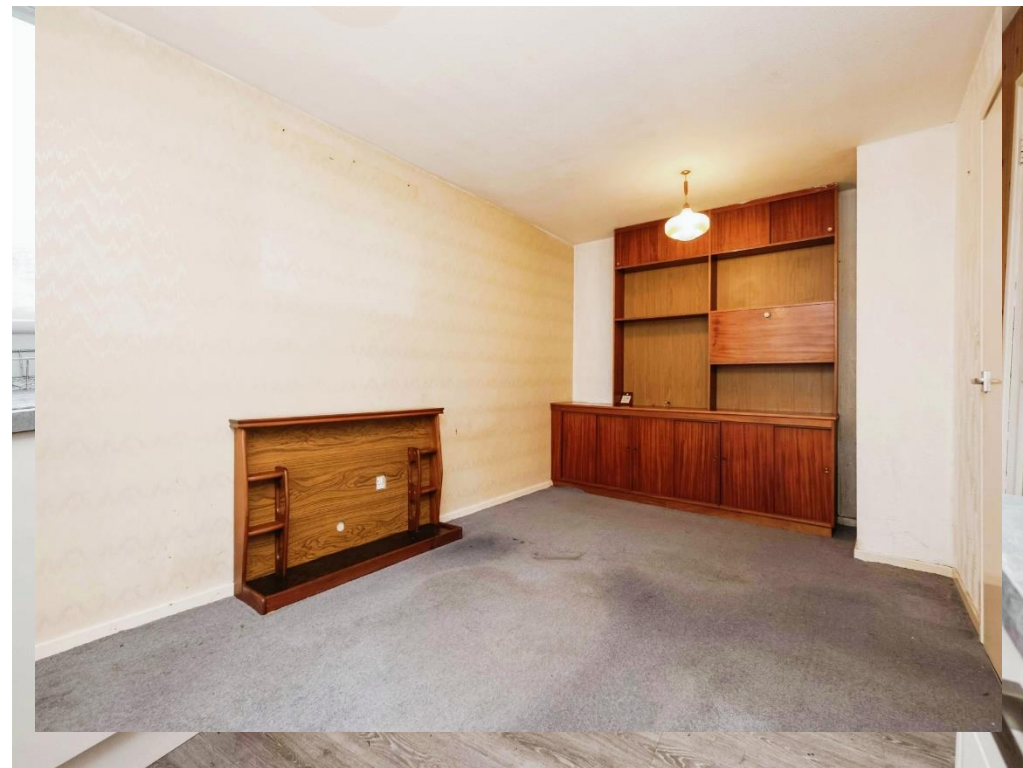
Two ceiling light points, window facing the front, fitted wall unit, warm air vent.



Kitchen

16' 2" x 9' 3" (4.93m x 2.82m)

Modern kitchen with fitted base units to include carousel and spice rack, integrated gas hob and oven, plumbing for washing machine, sink with drainer and mixer tap, dining area with plenty of space for table and chairs, double glazed door and window to rear.



Landing

Loft access, ceiling light point, walk-in storage cupboard.

Bedroom One

13' 3" x 12' 5" (4.04m x 3.78m)

Ceiling light point, fitted wardrobe, warm air vent, double glazed window.



Bedroom Two

12' 3" x 10' (3.73m x 3.05m)

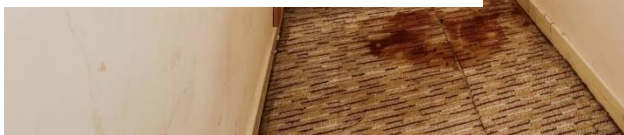
Double glazed window, ceiling light point, warm air vent.



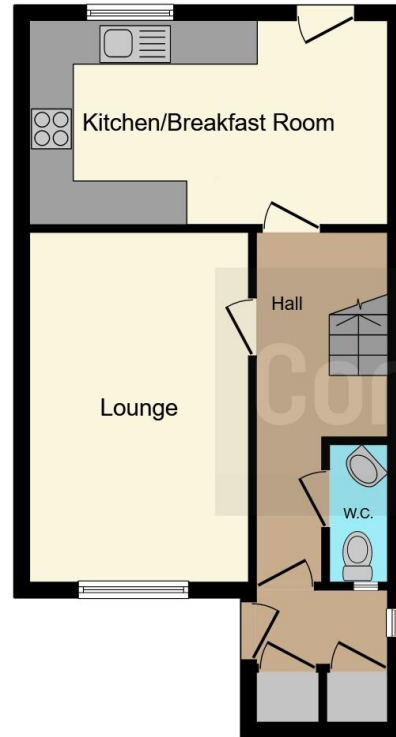
Bathroom

Panelled bath, hand wash basin, low flush w.c, airing cupboard housing tanks, ceiling light point, double glazed window.

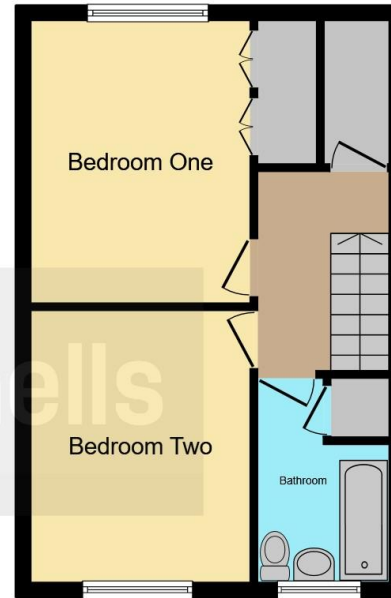
Rear Garden







Ground Floor



First Floor

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

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[view this property online connells.co.uk/Property/HBO309880](https://connells.co.uk/Property/HBO309880)

EPC Rating: D

Tenure: Freehold

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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