



Connells

Kitwell Lane
Bartley Green



Property Description

This modern townhouse offers a perfect blend of stylish living and functional design, making it an ideal family home. Set in a sought-after location, the property features off-road parking and garage.

A welcoming porch leads to the hallway, setting the tone for the rest of the home. The generously sized lounge offers a comfortable, light-filled space, ideal for relaxing or entertaining guests. Large windows allow natural light to flood the room, creating a bright and airy atmosphere. The adjoining conservatory adds an extra dimension to the living space, providing a peaceful retreat with views of the garden and the perfect spot for enjoying the outdoors all year round.

The modern fitted kitchen is a standout feature of the home, boasting sleek cabinetry, and plenty of workspace for cooking and preparing meals. It's a practical yet stylish area, perfect for family cooking or hosting dinner parties.

Upstairs, the townhouse features three excellent-sized bedrooms, each offering ample storage and plenty of space for furniture. The master bedroom is particularly spacious, providing a relaxing sanctuary with room to unwind after a long day. The remaining bedrooms are equally well-proportioned, making them ideal for children, guests, or home offices.

The large family bathroom is a real highlight, featuring both a traditional bathtub and a separate shower area,

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 behind a driveway and garage.

Porch

Enclosed porch, tiled flooring, further door onto:

Entrance Hallway

Staircase off, laminate flooring, ceiling light point, door to lounge

Lounge/Dining Room

18' 7" x 10' 3" (5.66m x 3.12m)

Panelled radiator, ceiling light point, ample space to house table and chairs, wall light point, tv point, french doors onto conservatory, door to kitchen.

Conservatory

Ceiling light point, tiled flooring, under-floor heating, french doors to garden.

Fitted Kitchen

10' 11" x 7' 9" (3.33m x 2.36m)

Modern kitchen with a range of matching high gloss wall and base units, sink with drainer and mixer tap, integrated oven and hob, extractor fan, plumbing for washing machine, panelled radiator, double glazed door and window to rear elevation.

First Floor Landing

Loft access, ceiling light point, panelled radiator.

Bedroom One

12' x 10' 2" (3.66m x 3.10m)

Double glazed window, panelled radiator, ceiling light point.

Bedroom Two

12' x 7' 11" (3.66m x 2.41m)

Double glazed window, panelled radiator, ceiling spotlights.

Bedroom Three

7' 9" x 10' 11" (2.36m x 3.33m)

Ceiling spotlights, double glazed window, panelled radiator, over stairs cupboard, open wardrobe space with hanging rail and shelving.

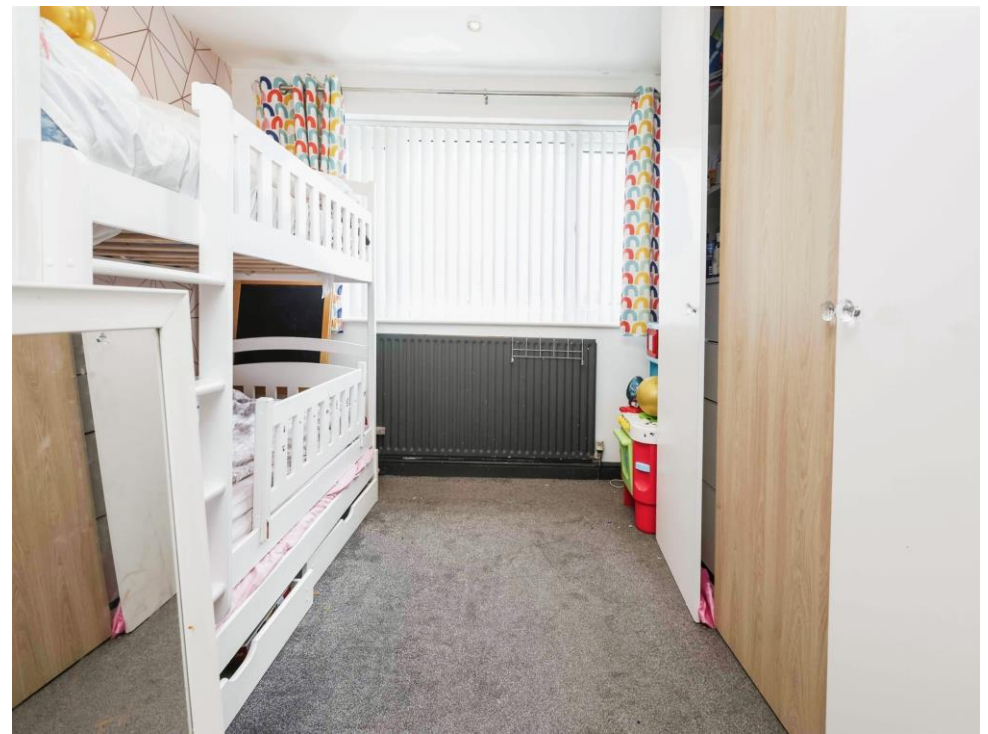
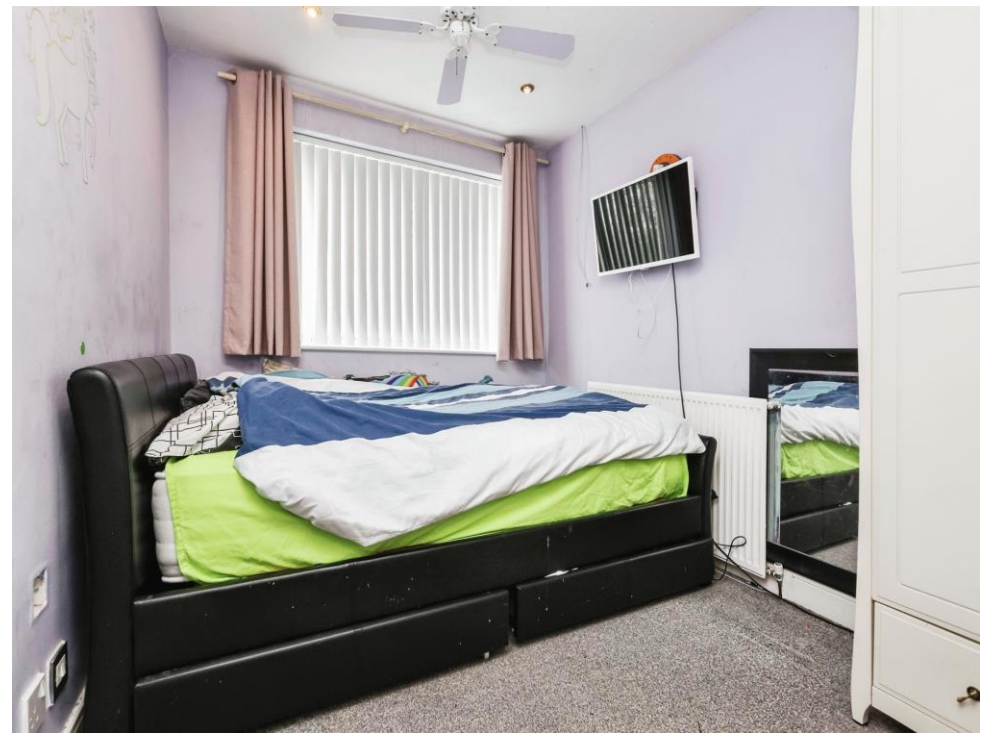
Bathroom

Family bathroom comprising of bath with mixer tap, low flush w.c, hand wash basin with storage beneath, heated towel rail, part tiling, frosted double glazed window, ceiling spotlights, shavers point, feature storage area with spotlight, walk-in shower, fully tiled.

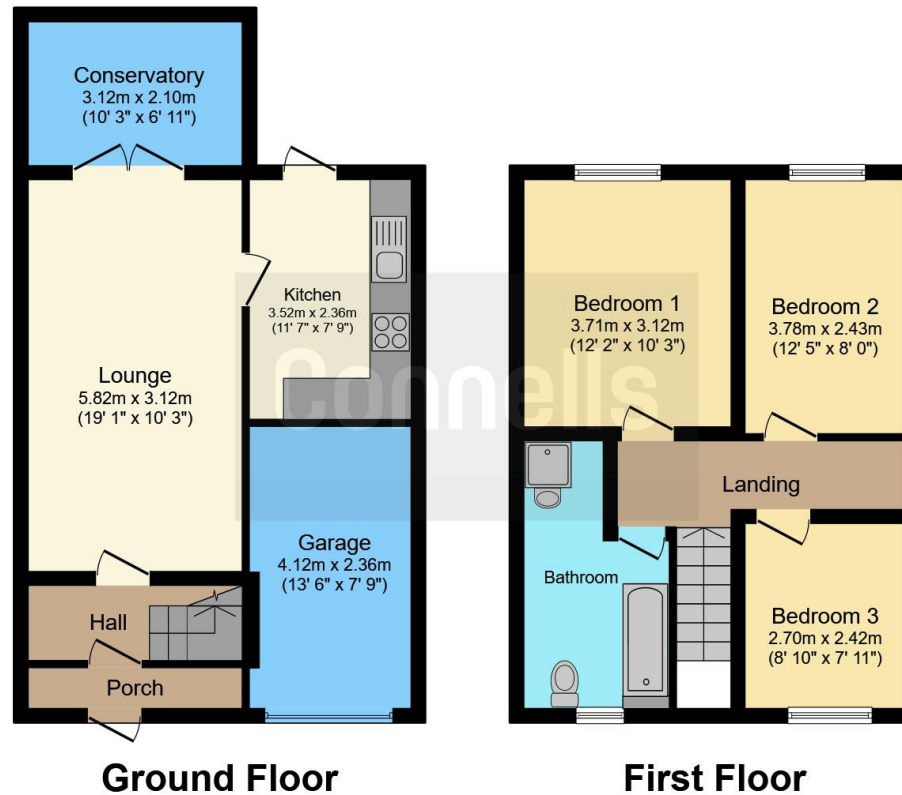
Garden

Entered from both the kitchen and conservatory, paved patio, lawned are, timber fence surround.









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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EPC Rating: C

Tenure: Freehold

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