



**Connells**

Corn Mill Close  
Bartley Green



# Corn Mill Close Bartley Green B32 3BH

for sale guide price  
**£160,000**



## Property Description

This 3-bedroom mid-terraced house offers a fantastic opportunity for those looking to put their personal touch on a property. While it is in need of some TLC, the home provides ample potential to become a lovely family residence or a lucrative investment opportunity.

Upon entering, you will find a spacious through lounge that combines both living and dining area.

The kitchen, could benefit from modernisation. With the right touch, this space can be transformed into a stylish, efficient cooking area. There is plenty of room for storage and countertop space, making it an ideal area for customize to suit your needs.

The property boasts three well-sized bedrooms, all of which could use a fresh coat of paint. The master bedroom offers ample space for a double bed and additional furniture, while the two smaller bedrooms would be perfect for children, guests, or as a home office.

The bathroom, although currently dated, offers good potential for a makeover. With some thoughtful upgrades, it can easily be transformed into a relaxing sanctuary. There may also be potential for further improvements in terms of storage and layout throughout.

## 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 in a cul-de sac location, behind a fore garden.

## Porch

Enclosed porch with further door leading to the hallway.

## Hallway

Stairs off, radiator, light point

## Lounge/Dining

Double glazed window to the front & patio doors overlooking the rear garden, radiators, light points.

## Kitchen

Wall & base units, sink with drainer and mixer tap, wall mounted boiler, space for cooker & washing machine, window to the rear, door to side utility area

## Side Utility Area

Doors to front & rear, W.C, storage cupboard.

## Landing

Loft access doors off

## Bedroom One

Main bedroom facing the front with 3 windows, radiator, storage cupboards.

## Bedroom Two

Window to the front, light point, radiator, fitted wardrobe.

## Bedroom Three

Window to the rear, light point, radiator

## First Floor Bathroom

Bath with shower, hand wash basin, window to the rear, radiator , separate W.C

## Gardens

Rear Garden

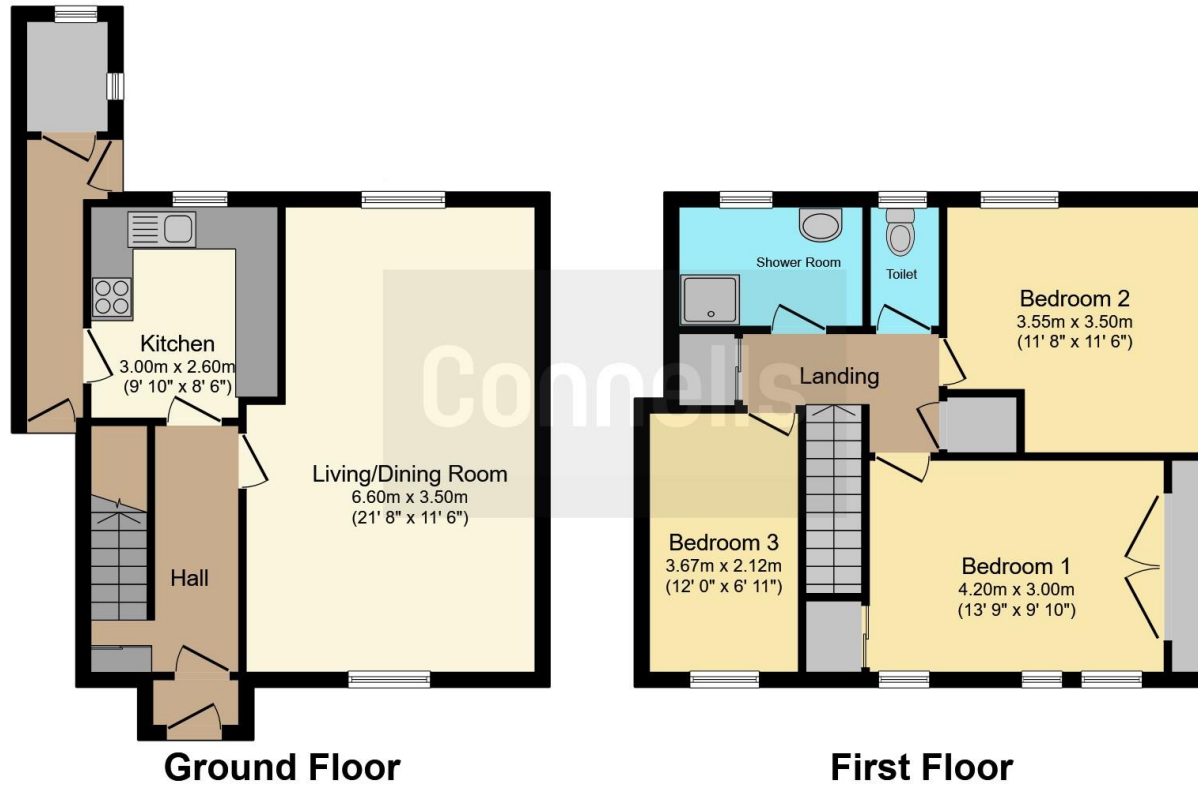












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: Awaited**

Tenure: Freehold

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