



**Connells**

Tennal Lane  
Harborne



### Property Description

This traditional semi-detached family home. Situated in a well-established neighbourhood, the property benefits from off-road parking, providing space for at least two vehicles, ensuring ease of access and security.

### 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 for 2 cars, step up approach, front garden, side access.

### Porch

Enclosed porch with an additional door onto the hallway

### Hallway

Walk in storage room, housing the metres, double glazed window, understairs storage, stairs off,

### Front Reception Room

10' 8" max x 14' max ( 3.25m max x 4.27m max )

Double glazed bay window, feature archway, radiator, gas fire point, with surround, laminated flooring.

### Rear Reception Room

15' 5" x 10' 8" ( 4.70m x 3.25m )

Ceiling light, storage cupboards, gas fire point with surround, radiator, TV point, double glazed patio doors onto the conservatory, door to kitchen.

## Kitchen

14' 2" x 7' 4" ( 4.32m x 2.24m )

Fitted with matching wall and base units, gas hob, double oven, space for washing machine, fridge & freezer, radiator, windows to rear and side utility area,

## Conservatory

Tiled floor, patio doors to the rear, light point, radiator

## Bathroom

Ground floor bathroom,

Bath with shower over, hand wash basin, w.c, double glazed window to the side,

## Landing

Double glazed window to the side, loft access.

## Bedroom One

17' 2" max x 12' 7" ( 5.23m max x 3.84m )

Master bedroom having 2 double glazed windows facing the front, radiator,

## Bedroom Two

13' 3" x 9' 2" ( 4.04m x 2.79m )

Double bedroom facing the rear of the property, radiator, double glazed window.

## Bedroom Three

10' 5" x 7' 8" ( 3.17m x 2.34m )

Facing the rear, with fitted wardrobes, laminated flooring, radiator, double glazed window

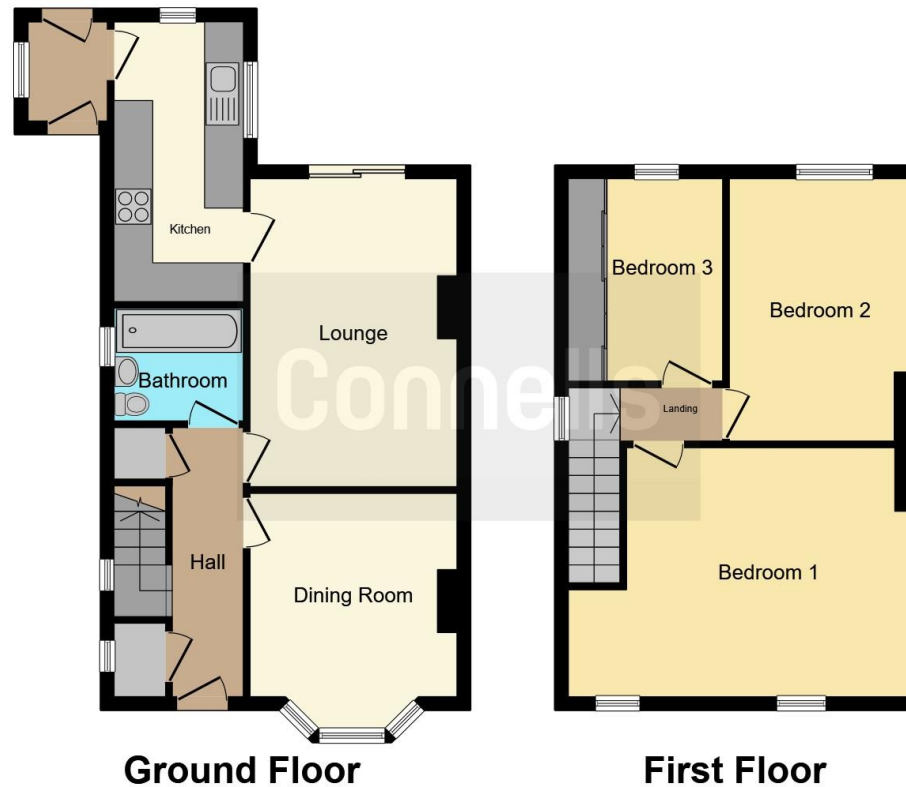
## Rear Garden

Delightful rear garden with shrubbery and flower borders, lawned area.









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)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/HBO309879](http://connells.co.uk/Property/HBO309879)



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