



Connells

Arless Way
Harborne



Property Description

This charming 3-bedroom family home is ideally situated on a picturesque, leafy walkway, offering tranquil views directly opposite a scenic golf course. The property is presented with no onward chain, providing a seamless move-in experience. Upon entering, you're greeted by a welcoming porch that leads into a bright and airy hallway. The kitchen, set towards the front of the home, is well-appointed, offering ample storage and worktop space, perfect for family meals or entertaining.

The spacious lounge is the heart of the home, featuring large windows that allow plenty of natural light to flood the room, creating a warm and inviting atmosphere. Adjacent to the lounge is an additional sun lounge, a versatile space that could be used as a dining area, family room, or even a home office, offering direct access to the rear garden.

Upstairs, the first floor accommodates three well-proportioned bedrooms, ideal for a growing family, and a modern family bathroom. To the rear of the property, there is a private garage, providing conv extra storage space. This home, with its desirable location and family-friendly layout, is perfect for those seeking a peaceful environment.

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 on a walkway just off Quinton Road, Harborne opposite Harborne Church Farm golf course.

Enclosed Porch

Enclosed porch with further door onto entrance hallway.

Entrance Hallway

Ceiling light point, staircase off.

Lounge

Spacious lounge allowing for a table and chairs, ceiling and wall light points, panelled radiator, window and door onto sun lounge.

Sun Lounge

Double glazed window and doors to rear, perfect addition to the accommodation.

Kitchen

Fitted with matching wall and base units, space for washing machine, sink with drainer, ceiling light point, cooker point, double glazed window to the front.

Landing

Storage cupboard housing combination boiler, loft access, please note the loft is partially boarded.

Bedroom One

Double bedroom facing the rear of the property, ceiling light point, panelled radiator, double glazed window.

Bedroom Two

Another double bedroom facing the front of the property, ceiling light point, double glazed window, panelled radiator.

Bedroom Three

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

Shower Room

Walk in shower, low flush w.c, hand wash basin, ceiling light point, panelled radiator, double glazed window.

Outside

Neat lawned fore garden with side gate leading to the rear garden having a patio area, central lawn, shrubbery and flower border, gate to the rear where the garage can be found.

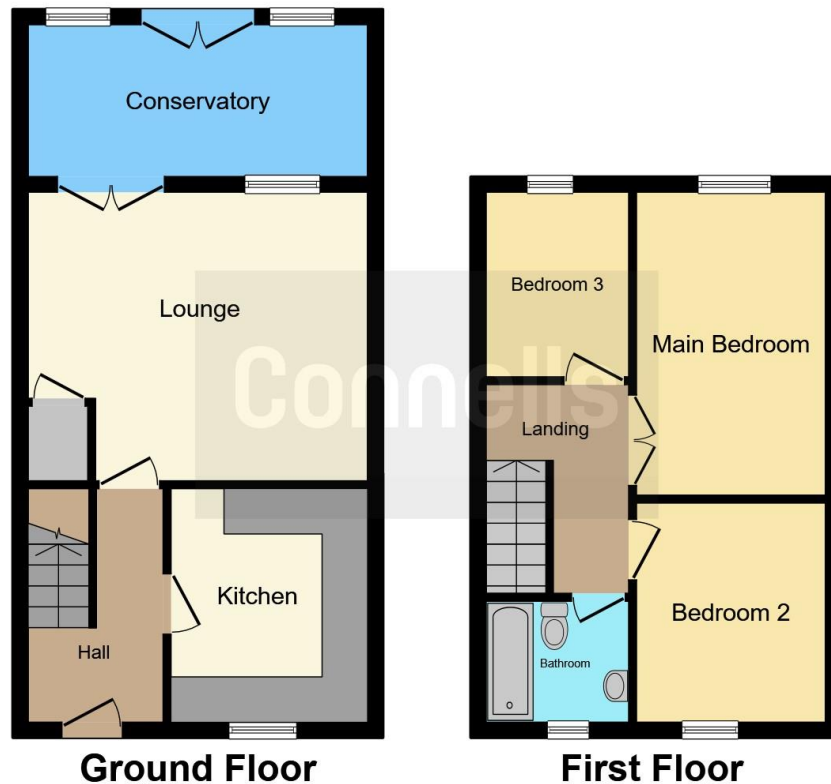
Garage

Single car garage set to the rear of the property within a cul-de-sac location.









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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