



Connells
FOR SALE

Connells

Jiggins Lane
Bartley Green

Jiggins Lane Bartley Green B32 3EL

for sale guide price
£200,000



Property Description

Situated in a popular and well-established residential area, this three-bedroom semi-detached property on Jiggins Lane, B32 offers a fantastic opportunity for families and first-time buyers alike. Set back from the road behind a shared access, the home benefits from a private driveway and a detached garage, providing both convenience and secure off-road parking.

Upon approach, the property has an enclosed porch. Inside, a hallway leads you through to the heart of the home. The front-facing lounge is bright offering an ideal space to relax or entertain guests, with ample natural light streaming through the large window.

To the rear of the property, you will find an open-plan dining kitchen.

Upstairs, the property boasts three bedrooms, each offering comfortable accommodation for a growing family. The first floor also features a modern shower room, complete with contemporary fittings and a walk-in shower.

Externally, the home enjoys a private rear garden - a lovely outdoor space ideal for children to play, summer entertaining, or quiet relaxation. The detached garage is accessible via the shared driveway and provides further practical storage or workshop potential.

This delightful home combines spacious living with a desirable location, offering easy access to local amenities, reputable schools, and excellent transport links into Birmingham city

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, shared side access, leading to a detached garage.

Enclosed Porch

Enclosed porch with further door onto the hallway

Entrance Hallway

Ceiling light point stairs off

Front Reception Room

9' 10" x 12' 9" (3.00m x 3.89m)

Double glazed bay window, tv point panelled radiator, ceiling light point, feature fireplace.

Rear Reception Room/Kitchen

16' 3" x 10' 11" max (4.95m x 3.33m max)

Double glazed window to rear, panelled radiator, ceiling light point, laminated flooring.

Wall and base units, cooker point, sink with mixer tap, laminate flooring, door to lean to.

Lean To

Plumbing for washing machine, door to rear.

Landing

Ceiling light point, loft access, window to side.

Bedroom One

12' 9" max x 9' 10" (3.89m max x 3.00m)

Double glazed bay window to front, ceiling light point, panelled radiator.

Bedroom Two

9' 10" x 10' 11" (3.00m x 3.33m)

Double glazed window to rear, ceiling light point, panelled radiator.

Bedroom Three

Double glazed window to the front, ceiling light point, panelled radiator.

Shower Room

Walk in shower, low flush w.c, hand wash basin, double glazed window to rear.

Garden

Private garden, lawned area, and patio.

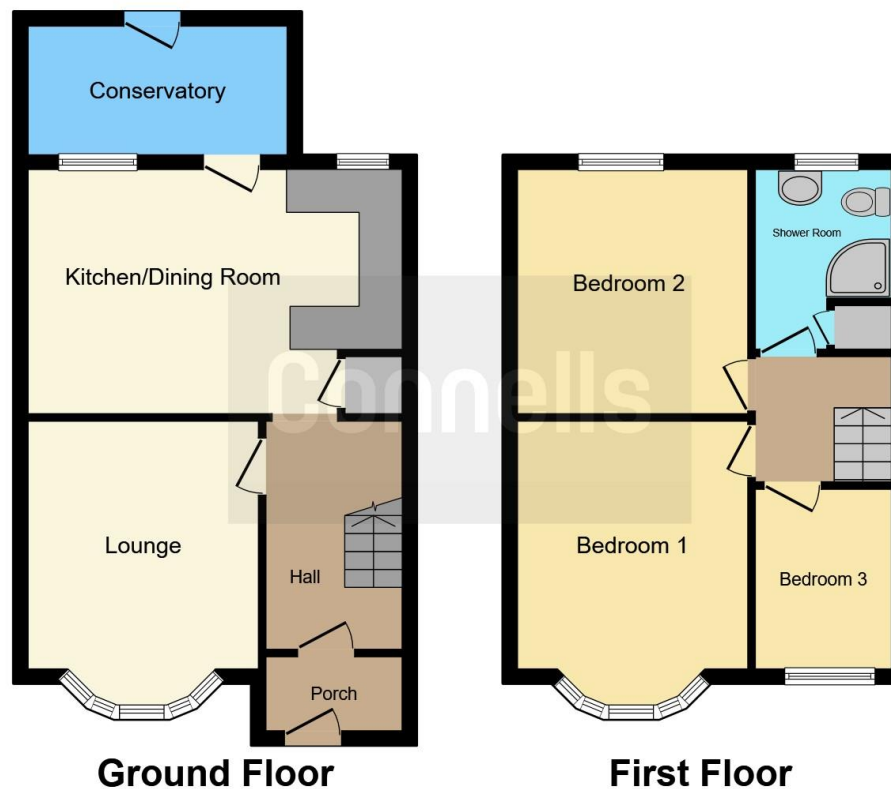
Garage

Set back on the side of the property. can only be used for storage.









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

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HBO310558



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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