



Connells

Earls Ferry Gardens
Bartley Green

Earls Ferry Gardens Bartley Green B32 4JL

for sale guide price
£145,000



Property Description

A lovely terraced, freehold home in the popular Earls Ferry Gardens. Bright and comfortable, this property includes spacious bedroom across the ground floor, plus a full size bedroom and living area upstairs. Outside, it benefits from a private paved rear garden, with the potential for a private driveway at the front. With local schools, shops and public transport within easy reach, it's ideally suited for small families, first time buyers and investors.

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 the road offering potential for private driveway for several cars

Porch

enclosed porch

Hallway

panelled radiator, two ceiling light points, electrical point, doors leading onto storage and bedroom 1

Utility

ceiling light point, vent, electrical point

Bedroom 1

13' 7" x 9' 1" (4.14m x 2.77m)

panelled radiator, windows to the front, two electrical points, ceiling light point

Bedroom 2

13' 1" x 13' 3" max (3.99m x 4.04m max)

ceiling light point, window to the rear, panelled radiator, two electrical points

Landing

ceiling light point, access to loft

Bathroom

panelled radiator, shower with bath, hand wash basin, windows to the front, ceiling light point

Toilet

ceiling light point, low flush toilet

Kitchen/Diner

11' 1" x 12' 4" (3.38m x 3.76m)

door access and window to the rear, matching base and wall units, part tiled, panelled radiator, electrical points, oven, hob, extractor fan, sink with drainer and mixer tap, ceiling light point

Lounge

11' 1" x 11' 1" (3.38m x 3.38m)

two electrical points, ceiling light point, window to the front, panelled radiator

Garden

Paved garden surrounded with shrubbery border

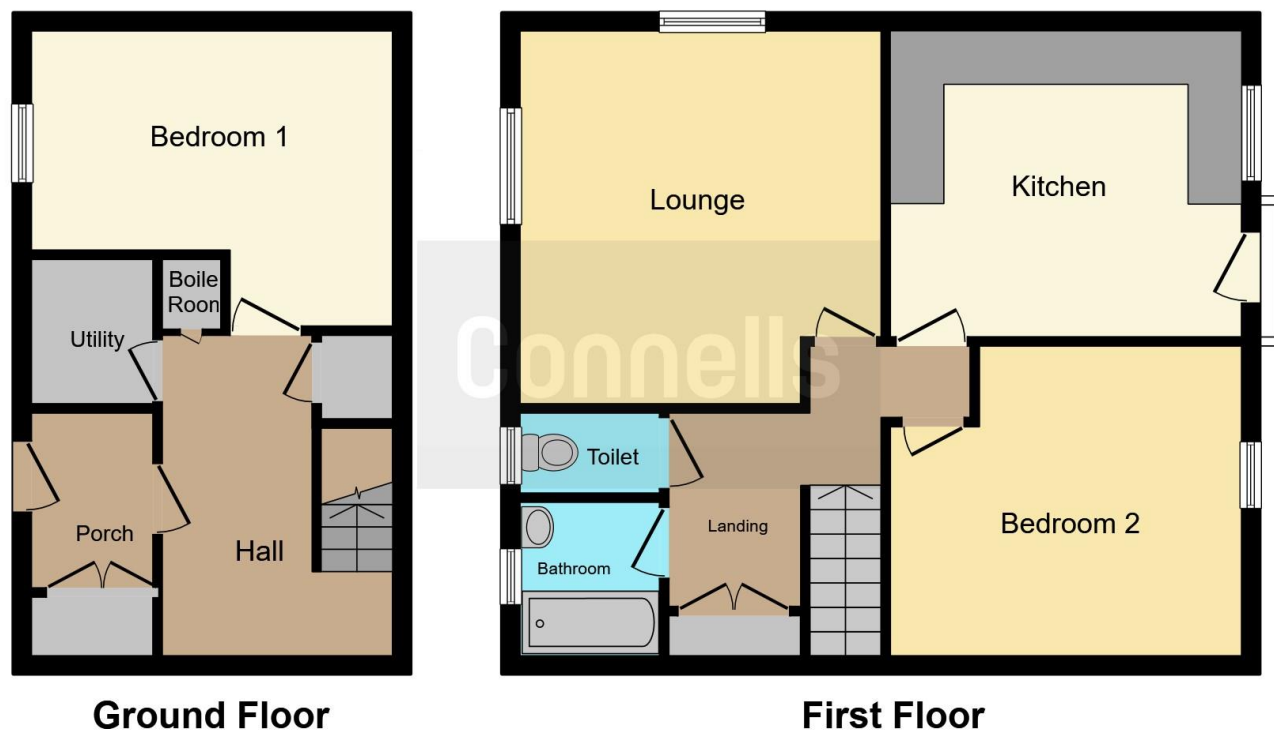
Agents Note

Please note this property is fitted with solar panels.









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: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/HBO310521



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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