



Connells

Six Acres
Quinton



Property Description

An exciting opportunity to acquire a one-bedroom flat in this established Six Acres development, Quinton, offered with no onward chain - making it ideal for owner-occupiers or investors looking to add value. The property benefits from double glazed windows throughout and offers good scope for modernisation and personalisation, allowing the next owner to create a home that suits their style and needs.

Internally, the accommodation comprises a living room leading from the entrance, a fitted kitchen, a double bedroom and a bathroom. Whilst the property requires refurbishment, the layout is practical and bright, with plenty of potential to improve both function and aesthetics. With an open-plan feel and a design that maximises the available space, this flat presents a rare chance to secure a home at an attractive price point in a popular residential postcode.

Six Acres itself is a well-established residential area in Quinton, known for its mix of housing styles and convenient access to local shops, schools and public transport. The postcode has seen a range of property values over recent years and remains a relatively affordable part of the B32 area, with rental values for one-bed flats showing solid demand - making this a particularly appealing buy-to-let or renovation project.

Located close to amenities, with frequent bus routes nearby and good links into Birmingham city centre, the flat is suited to a wide range of buyers.

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.

Agents Note

Please note this is a non-standard construction property, for further details contact the office.

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.

Entrance Hallway

ceiling light point, access to storage cupboard

Storage Cupboard

ceiling light point, window to side

Lounge

windows to front, ceiling light points, electrical point,

Kitchen

matching wall and base units, window to rear, electrical point, gas point, ceiling light point

Bedroom

window to front and rear, ceiling light point, open storage cupboard, electrical point

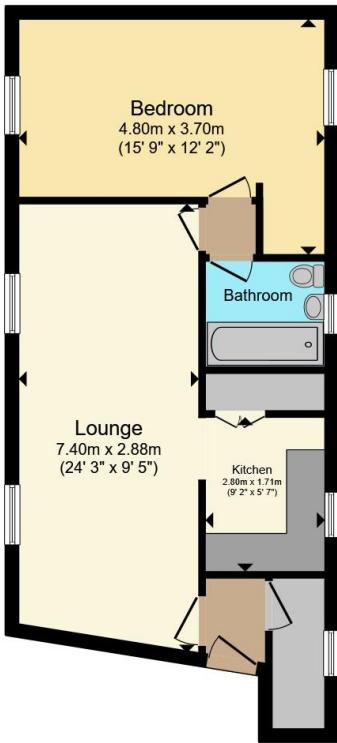
Bathroom

bathtub and shower, frosted windows to rear, low flush w.c, hand wash basin









Total floor area 48.2 m² (519 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: 300.00
 Ground Rent:
 10.00

Tenure: Leasehold

[view this property online \[connells.co.uk/Property/HBO310612\]\(http://www.connells.co.uk/Property/HBO310612\)](http://www.connells.co.uk/Property/HBO310612)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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