

for sale

guide price **£220,000** Freehold



## Chinn Brook Road Birmingham B13 0LZ

Situated within a popular area of Billesley close to Chinn Brook Meadows and walking distance to local schools.

The property is being sold with a sitting tenant who has looked after the property during her current tenancy.

- Energy Rating: D
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply

# Property Details

**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 £300 inc VAT towards the preparation cost of the pack.

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 Hall

Doors to the front, with stairs rising to first floor landing, a wall mounted radiator which leads to doors to.

## Lounge 16' 1" x 13' 5" ( 4.90m x 4.09m )

Double glazed bay window to the front, a wall mounted radiator, a storage cupboard and doors to.

## Kitchen Diner 15' 9" x 13' 5" ( 4.80m x 4.09m )

Three double glazed windows to the rear, a French door to the rear, a range of wall and base units, central heating boiler, a wall mounted radiator, extractor hood and a one and a half bowl sink and drainer.

## Landing

This landing has a loft access and doors to.

## Bedroom One 12' 11" x 9' 11" ( 3.94m x 3.02m )

Double glazed window to the rear and a wall mounted radiator.

## Bedroom Two 10' 9" x 9' 2" ( 3.28m x 2.79m )

Double glazed window to the front and a wall mounted radiator.

## Bedroom Three 9' 10" x 7' 6" ( 3.00m x 2.29m )

Double glazed window to the rear with a wall mounted radiator

## Bathroom

Double glazed obscure window to the side, with a bath and an over bath electric shower, a low level W.C , a hand wash basin and a wall mounted radiator

## Front Garden

Off road parking.

## Rear Garden

Patio lawn





To view this property please contact Connells on

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**E [kingsheath@connells.co.uk](mailto:kingsheath@connells.co.uk)**

93 High Street Kings Heath  
BIRMINGHAM B14 7BW

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: KTH309518 - 0006

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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