

for sale

guide price **£230,000** Freehold



## Billingsley Road BIRMINGHAM B26 2EB

A three bedroom end terrace property with a lounge, dining room and kitchen on the ground floor, and three bedrooms and shower room on the first floor. Separate studio with functional office and shower room.



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# 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 Porch

Front door with double glazed windows to the front. Door to

## Entrance Hall

Front facing stairs, wall mounted radiator and storage cupboard, doors to

## Cloakroom

Rear facing double glazed window, low level W.C.

## Lounge 14' 4" x 11' ( 4.37m x 3.35m )

Front facing double glazed window and wall mounted radiator.

## Dining Room 12' 8" x 9' 5" ( 3.86m x 2.87m )

Rear facing double glazed window, doors to the rear and side, two velux windows to the rear, door opening to

## Diner 20' 8" x 9' 8" ( 6.30m x 2.95m )

Two side facing double glazed windows, a range of wall and base units incorporating an electric oven, gas hob and hood, 1 1/5 sink bowl, and access to the central heating boiler.

## Utility Room

Rear facing double glazed window

## Landing

Loft doors to

## Bedroom 1 12' 6" x 11' 5" ( 3.81m x 3.48m )

Two front facing double glazed windows, wall mounted radiator

## Bedroom 2 12' 5" x 9' 7" narrowing to 7' 11" ( 3.78m x 2.92m narrowing to 2.41m )

rear facing double glazed window, wall mounted radiator, storage cupboard.

## Bedroom 3 8' 5" MAX x 8' narrowing to 6' 5" ( 2.57m MAX x 2.44m narrowing to 1.96m )

Front facing double glazed window, wall mounted radiator and storage cupboard.

## Shower Room

Rear facing double glazed window, mixer shower, low level W.C, hand wash basin and vanity unit, heated towel rail.

## Outside

Off road parking to the front. Patio and lawned garden to the rear.

## Outbuilding / Studio 14' 8" x 9' 4" ( 4.47m x 2.84m )

Studio building with rear facing double glazed window, rear door leading to a garage and further doors to an office / shower room comprising of a mixer shower, hand wash basin and vanity unit, low level W.C and double glazed windows.

## Garage 15' 5" x 7' 11" ( 4.70m x 2.41m )

Garage with an up and over door to







To view this property please contact Connells on

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**Tenure: Freehold**

**EPC Rating: C**

Property Ref: KTH309898 - 0008

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](http://www.focalagent.com)

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