

for sale

guide price **£100,000** Leasehold



## Coventry Road Small Heath BIRMINGHAM B10 0SE

Two bedroom first floor flat, kitchen, lounge, bathroom. Communal rear garden and parking. Gas central Heating throughout.

- Energy Rating: C
- 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

Rear facing door, stairs to first floor.

## Hallway

Double glazed window to the side, storage cupboard, wall mounted radiator, access to loft door.

## Lounge 14' 8" x 10' 10" ( 4.47m x 3.30m )

Front facing double glazed window, wall mounted radiator, door balcony.

## Kitchen 7' 10" x 7' 5" MAX ( 2.39m x 2.26m MAX )

Front facing double glazed window, a range of wall and base units, single drainer sink, storage cupboard and access to the central heating boiler.

## Bathroom

Side facing double glazed window, bath, over bath mixer shower, low level W.C, hand wash basin, wall mounted radiator.

## Bedroom 1 11' 6" x 9' 11" ( 3.51m x 3.02m )

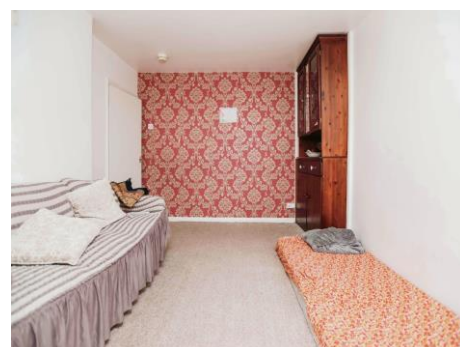
Rear facing double glazed window, wall mounted radiator.

## Bedroom 2 11' 6" x 9' 11" ( 3.51m x 3.02m )

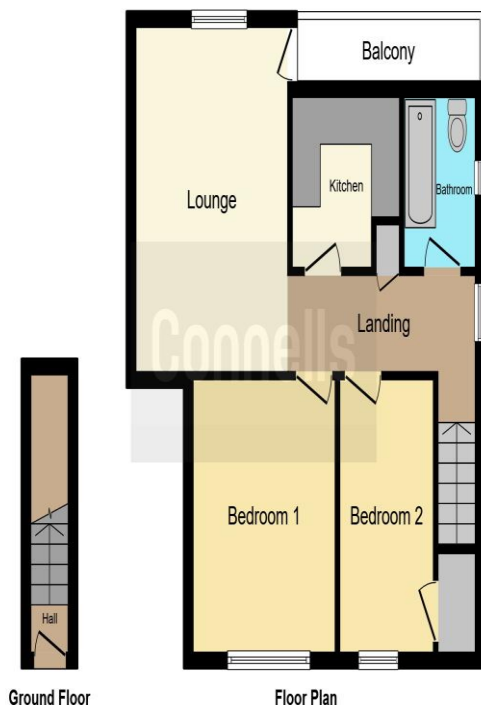
rear facing double glazed window, storage cupboard, wall mounted radiator.

## Communal Gardens

With off road parking.







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)

To view this property please contact Connells on

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

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**Tenure:** Leasehold

**EPC Rating:** C

Property Ref: KTH309843 - 0005

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 these such as Leasehold fees.

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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