

for sale

guide price **£185,000** Freehold



## Poplar Road Sparkhill BIRMINGHAM B11 1UH

This three bedroom mid-terrace property is perfect for first time buyers. To the downstairs you have a lounge and dining room, kitchen and wet room. To the upstairs you have three bedrooms. It is situated in the heart of Sparkhill meaning you have great transport links into the city centre.

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- 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.

## Lounge 12' x 11' 3" ( 3.66m x 3.43m )

Door to the front, front facing double glazed window, gas fire, wall mounted radiator, door to

## Dining Room 14' 5" MAX x 12' narrowing to 11' 9" MIN ( 4.39m MAX x 3.66m narrowing to 3.58m MIN )

Rear facing double glazed window, wall mounted radiator, front facing stairs, door to

## Kitchen 14' 9" x 6' 5" ( 4.50m x 1.96m )

Side facing double glazed window, a range of wall and base units, double drainer sink, wall mounted radiator, access to central heating boiler, door to

## Inner Vestibule



Door to the side, door to

## Wet Room

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

## Utility

Door to rear

## Landing

Loft access, door to

## Bedroom 1 11' 11" x 11' 3" ( 3.63m x 3.43m )

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

## Bedroom 2 11' 4" x 8' 11" ( 3.45m x 2.72m )

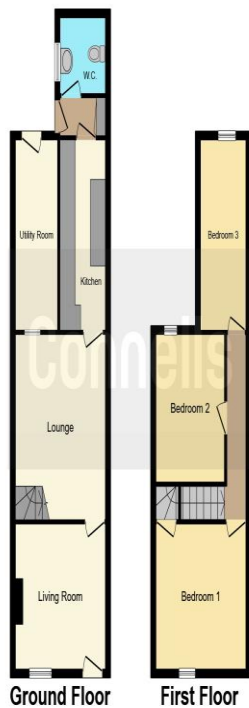
rear facing double glazed window, wall mounted radiator.

## Bedroom 3 14' 4" x 6' 7" ( 4.37m x 2.01m )

Rear facing double glazed window, wall mounted radiator.

## Outside

Rear Garden, with yard, wooden shed, rear gate access.



To view this property please contact Connells on

**T 0121 443 3357**  
**E [kingsheath@connells.co.uk](mailto:kingsheath@connells.co.uk)**

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**Tenure: Freehold**

**EPC Rating: D**

Property Ref: KTH309918 - 0005

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)

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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