

for sale

guide price **£400,000** Freehold



Priory Road Kings Heath Birmingham B14 7NR

This Three bedroom semi detached house suitable for any growing family. The property offers ample living space, off road parking and a beautiful Japanese style garden.



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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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 facing door, double glazed French doors to

Entrance Hall

Front facing double glazed window, front facing stairs, wall mounted radiator, doors to

Cloakroom

Side facing single glazed window, low level W.C, vanity unit

Conservatory 11' 11" x 10' 5" (3.63m x 3.17m)

Side and rear facing double glazed window, two wall mounted radiators, side facing double glazed French doors.

Lounge 15' 10" x 14' 1" (4.83m x 4.29m)

Double glazed side door to conservatory, wall mounted radiator, living flame gas fire.

Dining Room 12' 11" x 10' 6" in to bay (3.94m x 3.20m in to bay)

Front facing double glazed window, wall mounted radiator, opening to

Kitchen 12' 7" x 7' 10" (3.84m x 2.39m)

Rear facing double glazed window, wall and base units, one and half sink, fridge freezer, range cooker with hood, space for a dishwasher, door to the side.

Utility Room

Rear single glazed window, stable doors, space for washing machine

Rear Vestibule

Base units, gas central heating boiler, door to utility room and front.

Half Gallery Landing

Side facing double glazed window, storage cupboard, loft access with pull down ladder and boarded.

Bedroom 1 11' 3" to rear of wardrobe x 10' 7" to wardrobe (3.43m to rear of wardrobe x 3.23m to wardrobe)

Rear facing double glazed window, fitted wardrobe and chest of drawers, wall mounted radiator.

Bedroom 2 13' 1" x 8' 11" to bay (3.99m x 2.72m to bay)

Front facing double glazed window, fitted wardrobe, wall mounted radiator

Bedroom 3 9' 2" x 7' 3" (2.79m x 2.21m)

Rear facing double glazed window, wall mounted radiator.

Bathroom

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

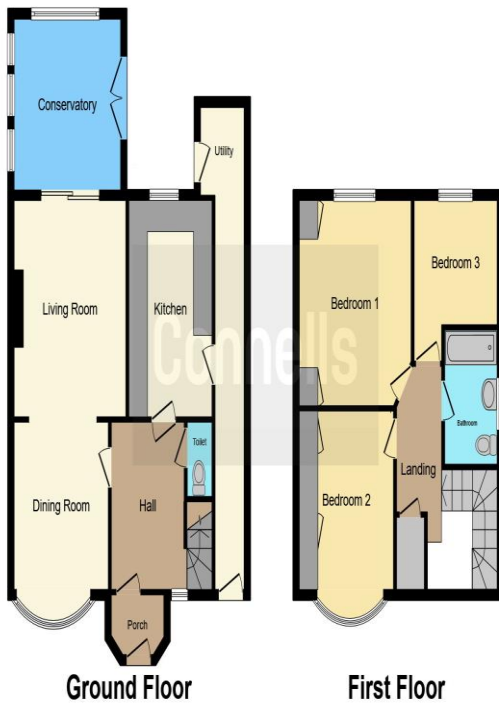


Front Garden

Off road parking, plants and shrubs.

Rear Garden

Patio area, steps to second patio area, pond with bridge, plants and shrubs (Japanese style garden), lawn, sheds with power.



To view this property please contact Connells on

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93 High Street Kings Heath
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Tenure: Freehold

EPC Rating: D

Property Ref: KTH309990 - 0006

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

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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