

for sale

guide price **£360,000** Freehold



## Holly Dell BIRMINGHAM B38 0AG

This property is new to the market and boasts four bedrooms, one bathroom, orangery, play room, kitchen, breakfast room, front and rear gardens and garages.

Located in Kings Norton, close to schools and transport links to the City.

- 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 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, sliding door into

## Entrance Hall

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

## Cloakroom

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

## Lounge 23' 4" x 11' 9" ( 7.11m x 3.58m )

Front facing double glazed bay window, double glazed sliding doors to orangery, two wall mounted radiators, gas flame fire and doors to

## Breakfast Room

Rear facing double glazed window, door to orangery

## Kitchen 13' 9" x 8' 2" ( 4.19m x 2.49m )

Wall and base units, single drainer sink, single ring gas hob/hood, electric double oven, wall mounted radiator, door to

## Orangery

Sliding doors to the rear, door to the side, electric wall heater, door to

## Playroom 11' 9" x 8' 4" ( 3.58m x 2.54m )

Side and rear facing double glazed windows, wall mounted radiator.

## Landing

Loft access, storage cupboard, doors to

## Bedroom 1 11' 11" x 11' 10" ( 3.63m x 3.61m )

Front facing double glazed window, wall mounted radiator.

## Bedroom 2 10' 7" x 10' 8" ( 3.23m x 3.25m )

Front facing double glazed window, wall mounted radiator, built in storage.

## Bedroom 3 8' 10" x 8' 7" ( 2.69m x 2.62m )

Rear facing double glazed window, fitted wardrobe, wall mounted radiator.

## Bedroom 4 9' 6" x 6' 11" ( 2.90m x 2.11m )

Rear facing double glazed window, wall mounted radiator, built in storage cupboard.

## Bathroom

Rear facing double glazed window, bath, over bath mixer shower, low level W.C, hand wash basin, bidet, wall mounted radiator, heated towel rail.

## Front Garden

Off road parking and lawn.

## Rear Garden

Patio, lawn area, plants and shrubs.

## Special Features 17' 5" x 8' 1" ( 5.31m x 2.46m )

Single integrated garage with roller shutter door into the hall and door to the side.

## Double Garage 16' 3" x 14' 1" ( 4.95m x 4.29m )

Double garage with bi-fold doors, door to the rear.





To view this property please contact Connells on

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**Tenure: Freehold**

**EPC Rating: D**

Property Ref: KTH309995 - 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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