

for sale

guide price **£125,000** Leasehold



## Thirlmere Drive BIRMINGHAM B13 9QL

First Floor Maisonette with private garden, two bedrooms, one bathroom, kitchen, and lounge.

- Energy Rating: Awaited
- 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

Intercom access, stairs to all floors.

## Entrance Hall

Door to the rear, stairs to first floor, wall mounted radiator, storage cupboard, doors to

## Lounge 14' 11" x 12' 2" ( 4.55m x 3.71m )

Front facing double glazed window, wall mounted radiator, gas fire.

## Kitchen 11' 4" x 8' 2" MAX narrowing to 5' 9" MIN ( 3.45m x 2.49m MAX narrowing to 1.75m MIN )

Rear facing double glazed window, combination of wall and base units, single drainer sink, storage cupboard, central heating boiler, wall mounted radiator.

## Landing

Storage cupboard, doors to

## Bedroom 1 14' 11" MAX narrowing to 14' 2" MIN x 8' 11" ( 4.55m MAX narrowing to 4.32m MIN x 2.72m )

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

## Bedroom 2 14' 6" x 8' 5" ( 4.42m x 2.57m )

Rear facing double glazed window, wall mounted radiator.

## Bathroom

Rear facing double glazed window, P-shaped bath with over bath mixer shower, hand wash basin, W.C, vanity unit and heated towel rail.







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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BIRMINGHAM B14 7BW

**Tenure:** Leasehold

**EPC Rating:** Awaiting

Property Ref: KTH310022 - 0006

This is a Leasehold property with details as follows; Term of Lease 125 years from 04 Oct 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items 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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