

for sale

guide price **£250,000** Freehold



Larches Street Birmingham B11 1XH

Well presented end terrace house, suitable for a family or investors. Located in Sparkbrook, this property has easy access to the City Centre and local amenities.

- 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 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

Rear facing double glazed window, two storage cupboards, door to rear, door to

Entrance Hall

Front facing stairs, wall mounted radiator, doors to

Cloakroom

Front facing double glazed window, low level W.C, hand wash basin, wall mounted radiator, access to central heating boiler.

Lounge 15' 11" x 12' 2" (4.85m x 3.71m)

Double glazed French doors to kitchen, wall mounted radiator.

Dining Room 16' 2" x 9' 7" (4.93m x 2.92m)

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

Kitchen / Diner 15' 1" x 9' 3" (4.60m x 2.82m)

Rear facing double glazed window, rear facing double glazed French Doors, wall and base units, one and half sinks, Velux window to the rear, wall mounted radiator.

Landing

Loft access, storage cupboard, doors to

Bedroom 1 13' 4" x 9' 8" (4.06m x 2.95m)

Front facing double glazed window, wall mounted radiator.

Bedroom 2 12' 8" x 8' 5" (3.86m x 2.57m)

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

Bedroom 3 9' 8" x 7' 3" (2.95m x 2.21m)

Rear facing double glazed window, wall mounted radiator.

Bathroom

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

Front Garden

Off road parking

Rear Garden

Patio, lawn, side gate.





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: C

Property Ref: KTH309970 - 0004

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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