

for sale

guide price **£265,000** Freehold



Appian Close Birmingham B14 6DS

- Energy Rating: D
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Freehold



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 Hall

Door to the front, wall mounted radiator, stairs to first floor and door to

Kitchen/Diner/Lounge 23' 10" x 16' 3" into Kitchen area narrowing to 12' 11" Min (7.26m x 4.95m into Kitchen area narrowing to 3.94m Min)

Double glazed window to the rear, double glazed french door to conservatory, two wall mounted radiators, and storage cupboard.

Combination of wall and base units, integrated electric oven with gas hob and hood. Single drainer sink, wall mounted radiator, breakfast bar and double glazed window to the front. Parquet flooring throughout.

Utility Room 9' 8" x 9' (2.95m x 2.74m)

With W.C and had wash basin.

Conservatory 11' 1" x 10' 3" (3.38m x 3.12m)

Half brick wall, wall mounted radiator, window to the rear and side, French doors to the side and single door to the side,

Landing

Double glazed window to the side, loft ladders allowing easy access to the loft where a Velux window has been fitted for

light, doors to

Bedroom 1 16' 3" MAX narrowing to 12' 11" MIN x 8' 4" To Wardrobe (4.95m MAX narrowing to 3.94m MIN x 2.54m)

Double bedroom, with double glazed window to the rear, fitted wardrobe, wall mounted radiator and front facing single glazed window.

Bedroom 2 11' 2" x 9' 7" To Wardrobe (3.40m x 2.92m To Wardrobe)

Double bedroom with double glazed window to the rear, wall mounted radiator, fitted wardrobe.

Bathroom

Double glazed window to the side, shower with mixer shower, low level W.C, bidet, hand wash basin with vanity unit and heated towel rail.

Front Garden

Block paved driveway for two or more cars.

Rear Garden

Mature, south facing rear garden with patio, lawn, plants and shrubs, pond, wooden shed and greenhouse.





To view this property please contact Connells on

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93 High Street Kings Heath
BIRMINGHAM B14 7BW

Tenure: Freehold

EPC Rating: D

Property Ref: KTH308651 - 0009

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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