

for sale

guide price **£220,000** Freehold



Waldrons Moor Birmingham B14 6RT

A three bedroom semi detached property in need of modernisation, located on the popular Waldrons Moor.

- 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, Front and side facing double glazed windows, door to

Entrance Hall

Front facing stairs, wall mounted radiator, doors to

Lounge 14' 11" x 10' 11" (4.55m x 3.33m)

Front facing double glazed window, two wall mounted radiators, living flame gas fire, door to

Dining Room 11' 11" x 9' 10" (3.63m x 3.00m)

Rear facing double glazed window, wall mounted radiator, door to

Kitchen 10' 7" x 9' 2" Plus recess (3.23m x 2.79m Plus recess)

rear facing double glazed window, door to utility, combination of wall and base units, single drainer sink, doors to

Utility Room

Side and rear facing double glazed window, side facing door, space for a washing machine, door to

W.C

Double glazed window to the rear, low level W.C

Landing

Loft access, doors to

Bedroom 1 15' 2" x 11' 11" (4.62m x 3.63m)

Two rear facing double glazed windows, wall mounted radiator

Bedroom 2 12' 2" extending to 10' 11" x 7' 10" Min (3.71m extending to 3.33m x 2.39m Min)

Front facing double glazed window, central heating boiler, wall mounted radiator

Bedroom 3 11' 11" x 10' (3.63m x 3.05m)

rear facing double glazed window, wall mounted radiator

Bathroom

Front facing double glazed window, bath with over bath electric / mixer shower, low level W.C, hand wash basin with vanity unit, heated towel rail.

Front Garden

Off road parking

Rear Garden

Patio area, lawn, shrubs, apple tress, generous wooden shed, side gate access





To view this property please contact Connells on

T 0121 443 3357
E kingsheath@connells.co.uk

93 High Street Kings Heath
BIRMINGHAM B14 7BW

Tenure: Freehold

EPC Rating: D

Property Ref: KTH310000 - 0010

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk