

for sale

guide price **£190,000** Freehold



## Eyton Croft BIRMINGHAM B12 0YT

With four bedrooms, two bathrooms, front and rear gardens, this would be an ideal property for investors or a family. This is an end terrace house with off street parking and easy access to the City centre.

- 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

Door to the front, double glazed window to the side, door to

## Entrance Hall

Stairs to the first floor, wall mounted radiator, storage cupboard, doors to

## Cloakroom

Double glazed window to the front, low level W.C, hand wash basin, wall mounted radiator.

**Open Lounge / Diner** 25' 1" narrowing to 13' 4" MAX x 9' 11" MIN ( 7.65m narrowing to 4.06m MAX x 3.02m )

Double glazed French doors to the rear, double glazed window to the front, two wall mounted radiators.

**Kitchen** 12' 3" x 9' 3" ( 3.73m x 2.82m )

Double glazed window to the rear, door to the rear, combination of wall and base units, one and half sink, central heating boiler, opening to storage.

## Landing

Loft access, doors to

**Bedroom 2** 12' 3" x 9' 5" ( 3.73m x 2.87m )

Double glazed window to the front, wall mounted radiator.

**Bedroom 1** 12' 4" x 10' 1" ( 3.76m x 3.07m )

Double glazed window to the front, wall mounted radiator, build in wardrobe.

**Bedroom 3** 12' 4" x 9' 5" ( 3.76m x 2.87m )

Double glazed window to the rear, wall mounted radiator.

**Bedroom 4** 12' 4" x 6' 6" ( 3.76m x 1.98m )

Double glazed window to the rear, wall mounted radiator.

## Bathroom

Double glazed window to the rear, shower with mixer shower, bath with hand shower, low level W.C, hand wash basin, wall mounted radiator.

## Front Garden

Lawned area.

## Rear Garden

Blocked paved area with rear gate.





To view this property please contact Connells on

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BIRMINGHAM B14 7BW

**Tenure: Freehold**

**EPC Rating: Awaited**

Property Ref: KTH310110 - 0002

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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