

for sale

guide price **£250,000** Freehold



Partons Road Birmingham B14 6TD

A two bedroom semi-detached house, with a nursery, one reception room, bathroom, lounge/ diner, outbuilding / garage with W.C and utility area, lean to, front and rear gardens, off road parking,

- 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

Double glazed window to the front and side, double lazed French door to the front, door to

Entrance Hall

Stairs to first floor, all mounted radiator, storage cupboard, doors to

Lounge / Diner 24' 3" x 9' 10" MAX narrowing to 8' 8" To Chimney Breast (7.39m x 3.00m MAX narrowing to 2.64m To Chimney Breast)

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

Kitchen 11' 5" x 5' 1" (3.48m x 1.55m)

Double glazed window to the rear, window to the side, door to the side, combination of wall and base units, single drainer sink, all mounted radiator.

Landing

Loft access, double glazed window to the side, doors to

Bedroom 1 12' 2" x 9' 5" To rear of wardrobe (3.71m x 2.87m To rear of wardrobe)

Double glazed bay window to the front, wall mounted radiator,

fitted wardrobe.

Bedroom 2 12' x 9' 11" (3.66m x 3.02m)

Double glazed bay window to the rear, wall mounted radiator.

Nursery 5' 9" x 5' 8" (1.75m x 1.73m)

Double glazed window to the front, wall mounted radiator.

Bathroom

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

Front Garden

Off road parking, lawn, plants and shrubs.

Rear Garden

Decked patio, lawn and shrubs.

Outbuildings 25' 5" x 9' 3" (7.75m x 2.82m)

Garage with utility, out opening door to the rear, door to lean to, base units, central heating boiler, single drainer sink, doors to

W.C

W.C with low level W.C

Lean To

Single glazed window to side and rear, door to rear.





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: KTH310133 - 0011

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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