

for sale

guide price **£450,000** Freehold



Woodfield Road Kings Heath Birmingham B13 9UL

- Energy Rating: F
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO UPWARD CHAIN



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

Original tiled floor, door to the front, door to the hall, door to pantry, stairs to the first floor.

Lounge / Diner 29' 5" x 12' 9" (8.97m x 3.89m)

Single glazed bay window to the front, door to the rear, gas fire.

Kitchen 10' 10" x 10' MAX (3.30m x 3.05m MAX)

Single glazed window to the side, combination of wall and base units, single drainer sink, door to

Utility Room

Door to garden room, low level W.C, space for a washer & dryer.

Landing

Loft access, stairs to second floor, single glazed sash window to the side, storage, doors to

Bedroom 1 18' x 13' 11" (5.49m x 4.24m)

Two single glazed sash window to the front, fire place, door to

En Suite

Dressing room, single glazed window to the front, door to en-suite with electric shower and single glazed window to the rear.

Bedroom 3 10' 11" x 10' 2" (3.33m x 3.10m)

Single glazed box window to the rear.

Bedroom 4 13' 5" x 10' 6" (4.09m x 3.20m)

Single glazed sash window to the rear, fire place.

Bathroom

Single glazed sash window to the side, bath, hand wash basin, separate W.C with single glazed window to the side and low level W.C

Second Floor

Bedroom 2 17' 3" x 16' 4" Into Bay (5.26m x 4.98m Into Bay)

Single glazed sash window to the front, single glazed window to the side, fire place.

Front Garden

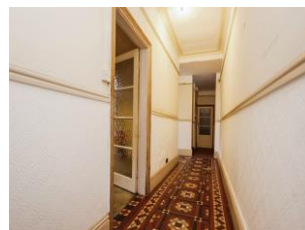
Off road parking.

Rear Garden

Lawn and Shrubs.

Special Features

Single garage with out opening doors.





To view this property please contact Connells on

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93 High Street Kings Heath
BIRMINGHAM B14 7BW

Tenure: Freehold

EPC Rating: F

Property Ref: KTH309440 - 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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