

for sale

guide price **£180,000** Freehold



Harvest Close Birmingham B30 3AF

Three bedrooms, one bathroom, kitchen, lounge, rear garden and private driveway.

- Energy Rating: C
- 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 side, door to the garage and door to

Entrance Hall

Stairs to first floor, wall mounted radiator, doors to

Cloakroom

Low level W.C, hand wash basin.

Lounge

Double glazed sliding doors to the rear, wall mounted radiator.

Kitchen

Double glazed window to the front, combination of wall and base units, integrated electric oven and gas hob with hood, single drainer sink, wall mounted radiator, central heating boiler.

Landing

Loft access, storage cupboard and doors to

Bedroom 1

Double glazed window to the front, wall mounted radiator.

Bedroom 2

Double glazed window to the rear, wall mounted radiator, storage cupboard.

Bedroom 3

Double glazed window to the rear, wall mounted radiator.

Bathroom

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

Front Garden

Off road parking.

Rear Garden

Patio, lawn, shrubs, rear gate, brick shed.

Garage

Garage with electric roller shutter.





To view this property please contact Connells on

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93 High Street Kings Heath
BIRMINGHAM B14 7BW

Tenure: Freehold

EPC Rating: C

Property Ref: KTH310113 - 0006

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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