

for sale

guide price **£145,000** Leasehold



## Shorters Avenue Birmingham B14 4BG

- Energy Rating: C
- 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.

## Communal Entrance

Doors to both front and rear with intercom access and stairs rising to all floors

## Entrance

Door to communal landing, a wall mounted radiator, access to the loft area, a storage cupboard and doors leading to all rooms

## Bedroom 1 14' 2" x 9' 10" ( 4.32m x 3.00m )

Having a double glazed window to the side, Double glazed French door leading to a second balcony which over looks the canal, a wall mounted radiator and door to

## Open Plan Lounge/Kitchen/Diner 22' 10" x 11' 5" max ( 6.96m x 3.48m max )

Having two double glazed windows to the side, one double glazed window to the rear and double glazed French doors opening onto the balcony which over looks the canal and a wall mounted radiator. To the kitchen area there is a range of wall and base units which incorporate an electric oven, a gas hob with hood over, a single drainer sink and the central heating boiler.

## Family Bathroom

Having a bath with over bath mixer shower, a hand wash basin, a low level w.c and a heated towel rail.

## En-Suite Shower Room

Having a shower cubicle with mixer shower, a hand wash basin, a low level w.c and a heated towel rail.

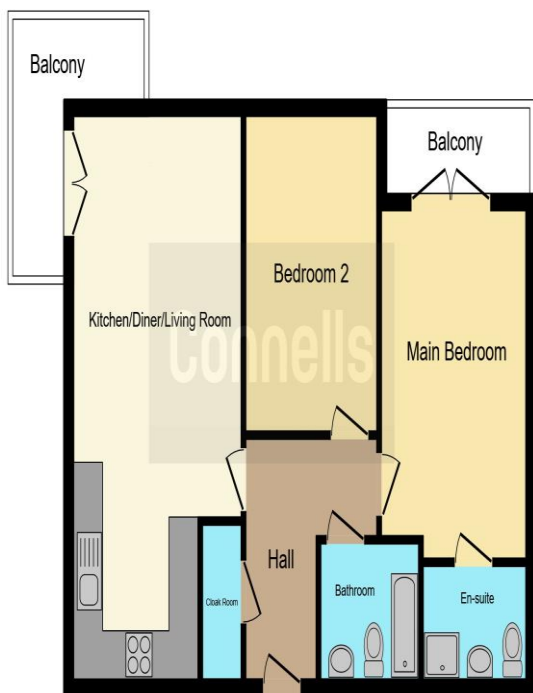
## Bedroom 2 12' 10" x 9' ( 3.91m x 2.74m )

Having a double glazed window to the rear and a wall mounted radiator.

## Externally

To the rear there is one allocated parking space which is numbered, whilst to the front there are communal gardens with picnic benches which over look the canal.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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Property Ref: KTH310224 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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