

for sale

guide price **£210,000** Freehold



Allerton Road Birmingham B25 8NX

\*Double Fronted Semi Detached House  
\*Two Reception Rooms \*Kitchen \*Three  
Double Bedrooms \*Family Shower Room \*  
Low Maintenance Gardens \*Two Driveways



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# 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

Having a door to the front leading into the hallway, with a double glazed stain glass window to the front, stairs rising to the first floor landing, two wall mounted radiators and a door into the dining room

## Dining Room 10' 5" x 10' 3" ( 3.17m x 3.12m )

Having a double glazed window to the rear, a wall mounted radiator and doors leading to the lounge and kitchen

## Lounge 14' 6" x 10' 10" ( 4.42m x 3.30m )

Having duel aspect to both the front and rear allowing the light to flood through, with a double glazed window to the front, double glazed sliding door to the rear and a wall mounted

radiator

## Kitchen 16' 10" x 8' 5" ( 5.13m x 2.57m )

Having triple aspect to the front side and rear, making the kitchen area an inviting space to prepare family meals. With double glazed windows, a range of wall and base units, a single drainer sink, a wall mounted radiator, the central heating boiler and a door to the rear

## First Floor Landing

Having a double glazed stained glass window to the front, access to the loft area with a pull down ladder and doors leading to all rooms

## Bedroom 1 14' 7" x 9' 8" ( 4.45m x 2.95m )

Having duel aspect to both the front and rear, with double glazed windows, fitted wardrobe and a wall mounted radiator

## Bedroom 2 10' 6" x 7' 4" ( 3.20m x 2.24m )

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

## Bedroom 3 8' 10" x 8' 5" ( 2.69m x 2.57m )

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

## Family Shower Room

Having a double glazed window to the front, a shower cubicle with mixer shower, a hand wash basin with vanity unit, a low level w.c, a wall mounted radiator and a heated towel rail

## Externally

To the front there is a dropped curb giving access to the driveway, a side gate accessing the rear garden and a low maintenance frontage. To the rear there is a block paved patio area which wraps around from the rear to the side and double gates giving additional off road parking via a dropped curb to the side





**Ground Floor**



**First Floor**

To view this property please contact Connells on

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Property Ref: KTH310274 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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)

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