

for sale

guide price **£260,000** Freehold



Jasmin Croft Birmingham B14 5AX

- 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.

Entrance Hall

Having a composite door to the front, two double glazed windows to the front, a wall mounted radiator, a storage cupboard, stairs rising to the first floor landing and door to

Lounge Diner 20' 1" x 11' 2" (6.12m x 3.40m)

Having Bi fold doors to the rear, two wall mounted radiators, a gas fire and door to

Kitchen 17' 1" x 6' 10" (5.21m x 2.08m)

Having double glazed windows to the side and rear, a door to the side, a range of wall and base units with a one and a half bowl sink and drainer, an electric hob with hood over, a double electric oven, a wall mounted radiator and a storage cupboard



First Floor Landing

Having a double glazed window to the side, access to the loft area, a storage cupboard, a wall mounted radiator and doors leading to

Bedroom 1 14' x 9' 10" (4.27m x 3.00m)

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

Bedroom 2 13' 11" x 9' 11" Max (4.24m x 3.02m Max)

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

Bedroom 3 10' 9" x 8' 3" (3.28m x 2.51m)

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

Bathroom

Having a double glazed window to the front, a bath with over bath mixer shower, a hand wash basin with vanity unit, a wall mounted radiator and a storage cupboard with a central heating boiler

W.C

Having a double glazed window to the side, a low level w.c with hand wash basin over and a wall mounted radiator

Externally To The Front

There id a drive providing off road parking and a lawned area

To The Rear

Split level with a patio area, lawn and a range of shrubs

Garage 16' 3" x 7' 8" (4.95m x 2.34m)

Having an up and over door to the front. *It is advised to check that the size of the garage suits your requirements prior to purchase



To view this property please contact Connells on

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93 High Street Kings Heath
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Tenure: Freehold

EPC Rating: C

Property Ref: KTH310310 - 0003

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

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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