

for sale

guide price **£400,000** Freehold



Berkley Crescent Birmingham B13 9YD

- Energy Rating: Awaited
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO UPWARD CHAIN, CUL-DE-SAC POSITION



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

Door to the front, wall mounted radiator, doors to

Lounge 19' 6" x 12' 1" (5.94m x 3.68m)

Double glazed window to the front, two wall mounted radiators, electric fire, opening to

Dining Room/ Bedroom 2 11' 9" x 8' 6" (3.58m x 2.59m)

Double glazed sliding door to rear, Karndean flooring.

Kitchen Diner 14' 11" x 8' 2" (4.55m x 2.49m)

Double glazed window to front, a range of wall and base units,

integrated electric oven and gas hob, with extractor hood over hob, microwave, dishwasher, fridge, one and a half bowl sink, wall mounted radiator.

Inner Hall

Loft access, storage, door to

Bedroom 1 12' 3" To rear of wardrobe x 8' 10" (3.73m To rear of wardrobe x 2.69m)

Double glazed window to rear, fitted wardrobe and chest of drawers, wall mounted radiator.

Shower Room

Double glazed to rear, shower with electric shower, hand wash basin, low level W.C with vanity, heated towel rail.

Front Garden

Lawn, plant, shrubs, with off road parking.

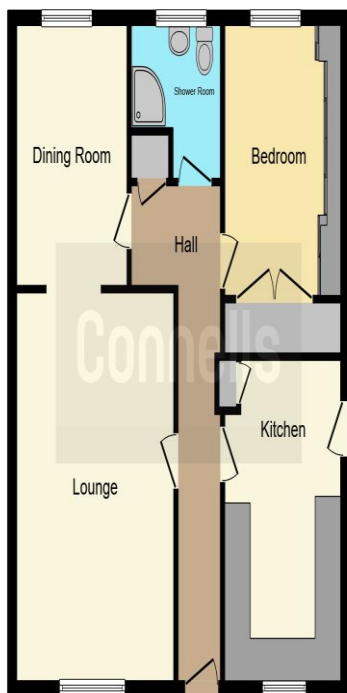
Rear Garden

Low maintenance, block paving with planted borders.

Garage 18' 2" x 7' 10" (5.54m x 2.39m)

Up and over garage door, with door to rear.





To view this property please contact Connells on

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Property Ref: KTH310353 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: E

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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