

for sale

guide price **£400,000** Freehold



Stadium Road Birmingham B28 8BP

- Energy Rating: B
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedrooms



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

Composite door to front, stairs to first floor, wall mounted radiator, two storage cupboards, doors to

Guest W.C.

Low level W.C, hand wash basin with vanity, wall mounted radiator.

Breakfast Kitchen 15' 10" x 9' (4.83m x 2.74m)

Double glazed window to front, range of wall and base units, integrated electric double oven, 5 ring gas hob with hood, fridge freezer, dishwasher, washing machine, 1 and half bowl sink and drainer, wall mounted radiator, sliding doors to

Lounge 16' 7" x 15' 11" plus bay window (5.05m x 4.85m plus bay window)

Double glazed bay window to side, double glazed sliding door to rear, two wall mounted radiators, door to

Dining Room 19' 2" x 9' 5" (5.84m x 2.87m)

Double glazed window to rear, wall mounted radiator, door to Storage Room.

Storage Room

Electric shutter to front, door into Dining Room.

Landing

Loft access, radiator, two storage cupboards, doors to

Bedroom One 10' 7" x 9' 9" plus recess (3.23m x 2.97m plus recess)

Double glazed window to front, wall mounted radiator, two built in wardrobes door to

En Suite

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

Bedroom Two 15' x 8' 9" max narrowing to 5' 8" min (4.57m x 2.67m max narrowing to 1.73m min)

Double glazed window to front, wall mounted radiator.

Bedroom Three 12' 5" x 6' 7" plus door recess (3.78m x 2.01m plus door recess)

Double glazed windows to side and rear, wall mounted radiator.

Bedroom Four 9' x 8' 10" (2.74m x 2.69m)

Double glazed window to rear, wall mounted radiator.

Bathroom

Double glazed window to front, bath with over bath electric shower, hand wash basin, low level W.C, heated towel rail.

Front Garden

Off road parking and planted border.



Side Garden

Lawn

Rear Garden

Block paved with planed border, side gate access.



To view this property please contact Connells on

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Property Ref: KTH310454 - 0002

Tenure:Freehold EPC Rating: B

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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