

for sale

guide price **£210,000** Freehold



**Grange Road Kings Heath Birmingham B14 7RS**

Two double bedroom house in the HEART OF KINGS HEATH, a popular area known for restaurants, cafes, good schools, and DELIGHTFUL parks. There are EXCELLENT transport links, including the new train station. Good sized lounge, dining room, kitchen, with a bathroom and STUDY/UTILITY AREA upstairs.

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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 Porch

Double glazed porch with windows and door, leading to single glazed front door.

## Lounge 12' 2" x 11' 11" ( 3.71m x 3.63m )

Double glazed bay window, gas fireplace, door leading to

## Dining Room 12' 4" x 11' 11" ( 3.76m x 3.63m )

Double glazed window to rear, gas fireplace, door leading to

## Hallway

Stairs to first floor, understairs pantry/storeroom with single glazed window to side passage, door to

## Kitchen 11' 6" x 7' 8" ( 3.51m x 2.34m )

Double glazed window to side, double glazed door to side accessing rear garden, free standing gas oven and hob, single bowl sink, range of wall and base units.

## First Floor Landing

Single glazed window to side, wall mounted gas heater, loft access, doors to

## Bedroom One 12' 2" x 11' 10" ( 3.71m x 3.61m )

Double glazed window to front, wall mounted gas heater.

## Bedroom Two 12' 4" x 8' 10" ( 3.76m x 2.69m )

Double glazed window to rear.

## Study/Utility Room 7' 8" x 5' 10" ( 2.34m x 1.78m )

Door leading through to Bathroom.

## Bathroom

Double glazed window to rear, hand wash basin, low level W.C., bathtub.

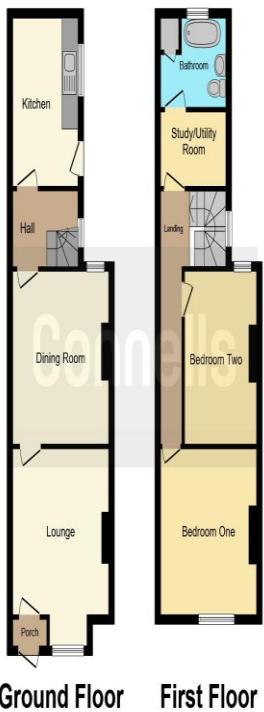
## Rear Garden

Side access passage to front access.

## Front Access

Walled front garden area, side access door and passage to rear garden.





To view this property please contact Connells on

**T 0121 443 3357**  
**E [kingsheath@connells.co.uk](mailto:kingsheath@connells.co.uk)**

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 BIRMINGHAM B14 7BW

Property Ref: KTH310405 - 0003

Tenure: Freehold   EPC Rating: F

Council Tax Band: B

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)

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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