

for sale

guide price **£350,000** Freehold



## Pershore Road Selly Park Birmingham B29 7PS

**Two-bedroom Large Detached Bungalow\*\***  
We are delighted to offer to the market this well-proportioned, two bedroom, detached bungalow that is superbly located to give good access to all of the nearby places of interest & Transport links.



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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 Door  
Wooden Interior Door

## Lounge 26' 3" x 13' 6" ( 8.00m x 4.11m )

Double Glazed Window  
Gas Fire Place  
Radiator  
Patio door to conservatory

## Kitchen 12' 5" x 11' 10" ( 3.78m x 3.61m )

Double Glazed Window  
Radiator

Gas Hob/Hood  
Electric Oven  
Access to garden via wooden door

## Utility Room 9' 2" x 7' 11" ( 2.79m x 2.41m )

Via Wooden Door  
Double Glazed Window  
Door Access to Garage

## Conservatory 8' 5" x 9' 6" ( 2.57m x 2.90m )

Via Patio Doors ( Sliding)  
Double Glazed Door To Garden

## Bedroom One (Rear) 12' 7" x 11' 5" ( 3.84m x 3.48m )

Double Glazed Window  
Radiator  
Fitted Cupboards

## Bedroom Two (front) 12' 4" x 13' 11" ( 3.76m x 4.24m )

Double Glazed Window  
Radiator  
Fitted Cupboards

## Bathroom

Double Glazed Window  
Radiator  
Shower Cubicle  
Bidet  
Basin

## Garage 15' 11" x 9' 3" ( 4.85m x 2.82m )

Manual Garage Door

## Front Garden

Metal Built Shed  
Access Gate to Side to Back Garden

## Rear Garden

Wooden Built Shed

## Driveway





Total floor area 125.7 m<sup>2</sup> (1,353 sq.ft.) approx

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.propertybox.co.uk](http://www.propertybox.co.uk)



To view this property please contact Connells on

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Property Ref: KTH310793 - 0001

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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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