

for sale

guide price **£340,000** Freehold



Peak House Road Birmingham B43 7SA

****NO ONWARD CHAIN** **PROPERTY BEING SOLD THROUGH MODERN AUCTION WITH A RESERVE OF £360,000** **LARGE PROPERTY BEING EXTENDED AND OFFERING EVEN MORE POTENTIAL WITH A HUGE GARDEN AND TRIPLE TANDEM GARAGE** **WOW FACTOR****

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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 £300 inc VAT towards the preparation cost of the pack.

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 Porchway

Entrance Hallway

Lounge Dining Room 17' 9" x 9' 10" (5.41m x 3.00m)

Family Room 7' 3" x 10' 3" (2.21m x 3.12m)

Kitchen 17' 9" x 9' 10" (5.41m x 3.00m)

First Floor Landing

Master Bedroom One 12' 2" x 17' 2" (3.71m x 5.23m)

Bedroom Two 10' 5" x 13' 2" (3.17m x 4.01m)

Bedroom Three 14' 9" x 8' 4" upto wardrobe (4.50m x 2.54m upto wardrobe)

Bedroom Four 8' 6" x 8' 5" (2.59m x 2.57m)

Family Bathroom

Guest Wc

Triple Tandem Garage

Ground Floor Wc

Incredible Rear Garden

Patioscenic Views**

Driveway

No Onward Chain

Incredible Family Home

Call Connells Today





To view this property please contact Connells on

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BIRMINGHAM B42 1TN

Tenure: Freehold

EPC Rating: D

Property Ref: GBR310505 - 0008

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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