



**Connells**

Newton Gardens  
Birmingham





### Property Description

**\*\*NO ONWARD CHAIN\*\*    \*\*ONLINE AUCTION PROPERTY WITH A RESERVE OF £180,000\*\*    \*\*FREEHOLD PROPERTY\*\***

Connells Estate Agents are pleased to be able to offer for sale this much loved family home that is now in need of new owners to restore its previous well kept condition. This wonderful property has been enjoyed by the same family for the last four decades and we feel that the new buyer will easily be able to put their own stamp on throughout and leave themselves with a beautiful, good sized traditional semi in a very much sought after location in Great Barr.

The property very briefly comprises of; entrance hallway, kitchen with dining area, lounge, lean too side area, three bedrooms, family bathroom, driveway, rear garden and a garage that has seen better days but has rear access.

Newton Gardens is a lovely cul de sac in North Birmingham, offering an almost semi rural feel being right on the edge of RSPB SANDWELL VALLEY AND SANDWELL VALLEY COUNTRY PARK. Nearby we have a host of excellent local schools, plenty of shops, restaurants, leisure facilities and of course parks and greens. Birmingham City Centre is close by, as is West Bromwich and Sutton Coldfield. Travel links to take you around the midlands and beyond are in abundance with plenty of bus stops, train stations and the M6 JUNCTION 7 nearby.

**\*\*WONDERFUL HOME MUCH LOVED BY PREVIOUS FAMILY AND NOW ABSOLUTELY READY FOR NEW OWNERS TO MODERNISE AND DECORATE TO THEIR OWN HIGH STANDARD\*\*    \*\*SURE TO BE VERY POPULAR\*\***

### 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.

**Call Connells Today**

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 Hallway**

**Lounge**

**Kitchen Dining Room**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Family Bathroom**

**Driveway To Front Aspect**

**Private Rear Garden**

**Accessible Rear Garage**

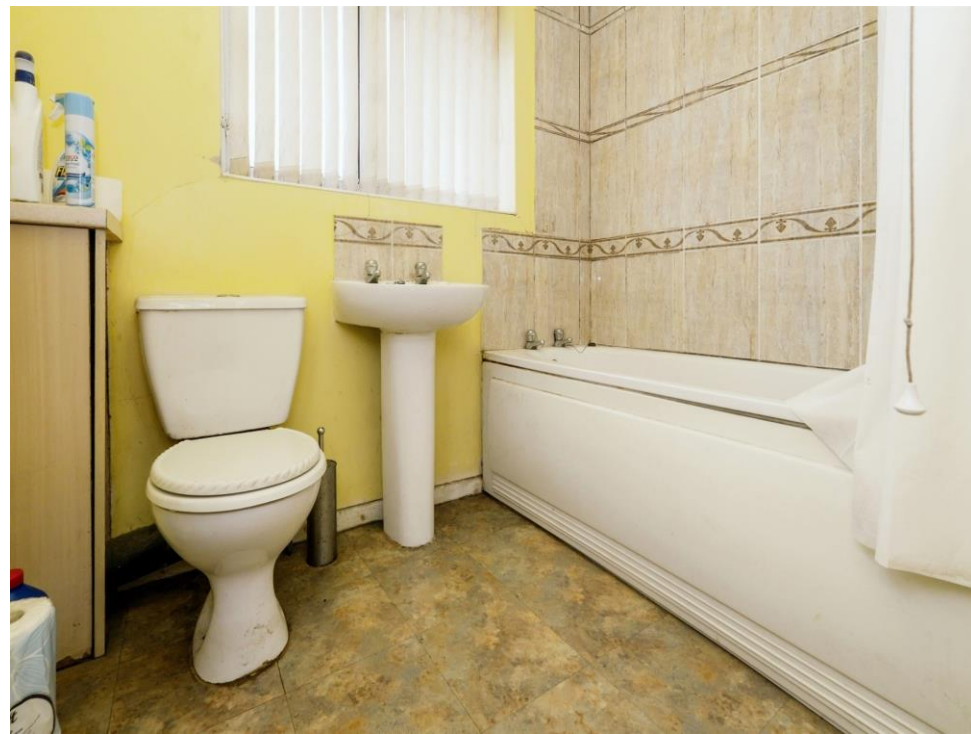
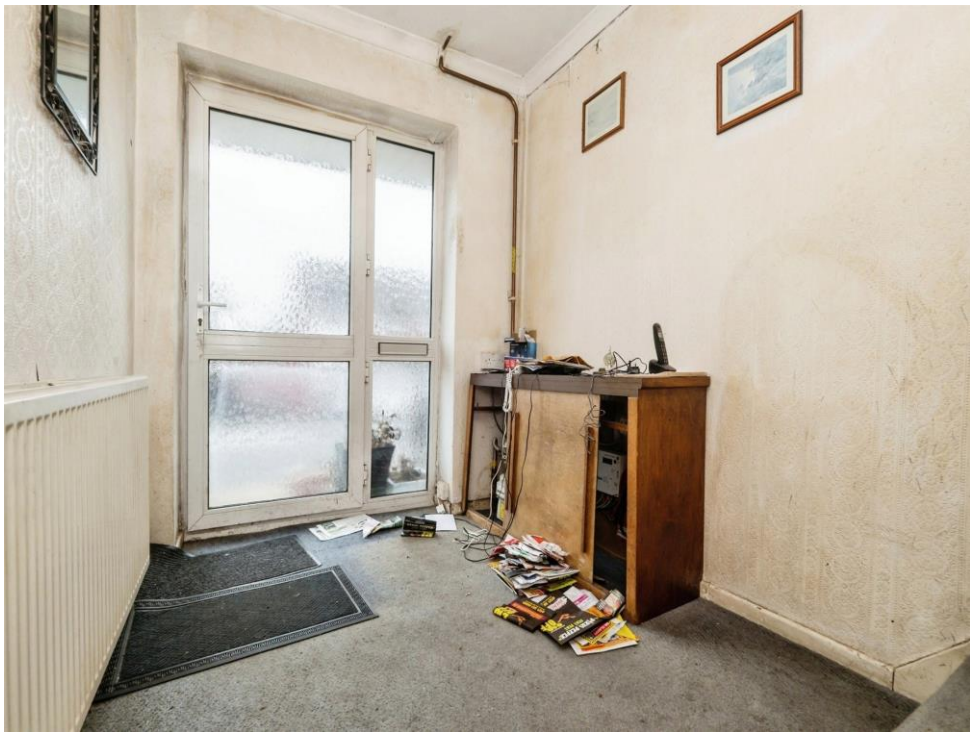
**In Need Of Modernisation**

**Online Auction Property**

**Not To Be Missed**



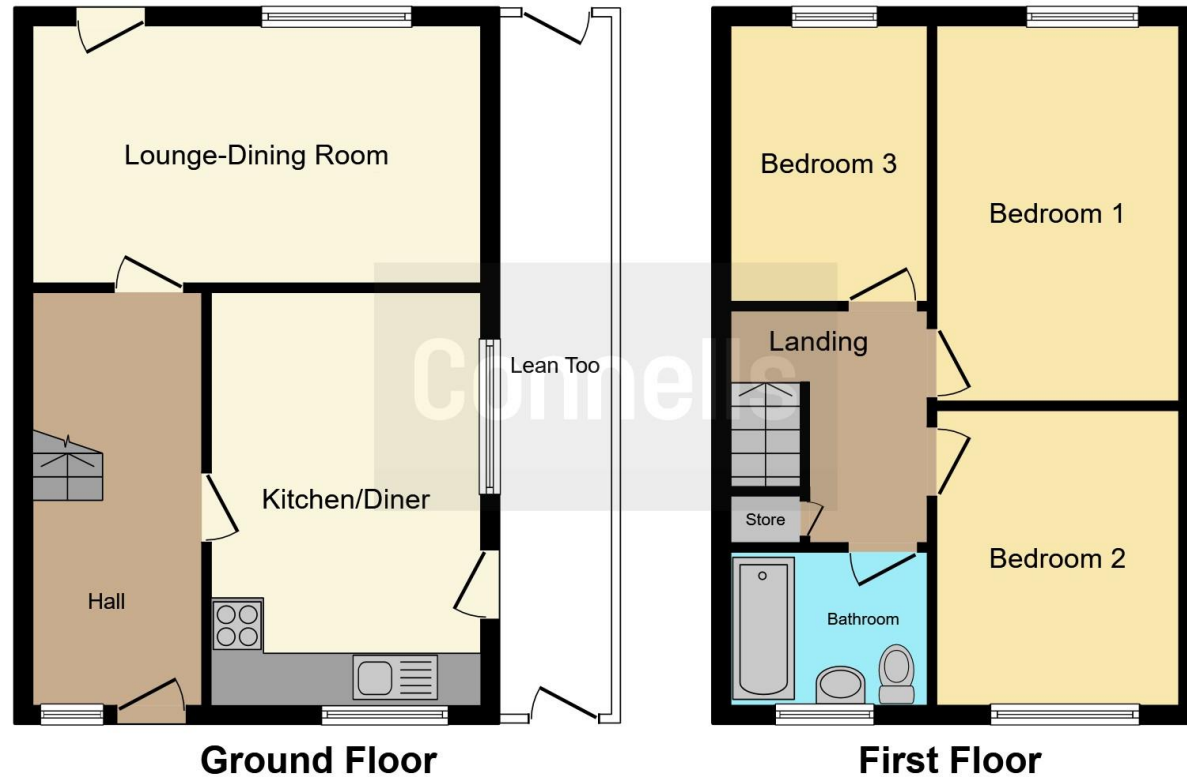












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 0121 357 6877**  
**E [greatbarr@connells.co.uk](mailto:greatbarr@connells.co.uk)**

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/GBR310930](http://connells.co.uk/Property/GBR310930)**

Tenure: Freehold



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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