



Connells

Arden Court Church Road
Perry Barr Birmingham

Arden Court Church Road Perry Barr Birmingham B42 2LF

for sale guide price
£80,000



Property Description

****NO ONWARD CHAIN** **FULLY RENOVATED, ABSOLUTELY BEAUTIFUL GROUND FLOOR PROPERTY****

Connells Estate Agents are delighted to offer for sale this rather stunning property in beautiful condition. Located on the popular Arden Court in Perry Barr, this lovely home benefits from being close to a host of amenities, including many shops, restaurants, schools, places of worship, greens and parks. Alexander Stadium is on the doorstep and there is easy access into Birmingham City Centre, Great Barr, Sutton Coldfield and Walsall.

Internally we can offer a large lounge diner (with lovely views), kitchen, study storage area, modern bathroom and a good size master bedroom. Externally we can offer some really lovely communal gardens to thoroughly enjoy, plenty of parking and a garage to rear.

****WE REALLY BELIEVE AN INTERNAL VIEWING IS NEEDED DUE TO JUST HOW AMAZING THIS PROPERTY IS** **PERFECT FOR FIRST TIME BUYERS AND INVESTORS****

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.

Communal Hallway

Entrance Hallway

Lounge/Diner

11' 1" x 17' 4" (3.38m x 5.28m)

Kitchen

7' 8" x 7' 4" (2.34m x 2.24m)

Bedroom One

9' 2" x 17' 2" (2.79m x 5.23m)

Bathroom





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0121 357 6877
E greatbarr@connells.co.uk

907 Walsall Road Great Barr
 BIRMINGHAM B42 1TN

EPC Rating: E Council Tax
 Band: A

Service Charge:
 2160.12

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/GBR311961

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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