



Connells

The Croftway
Birmingham

The Croftway Birmingham B20 1EG

for sale guide price
£230,000



Property Description

Situated in the sought-after suburb of Handsworth Wood, Birmingham, this well-presented three-bedroom semi-detached home offers a comfortable living space suitable for families and professionals alike. The property features a spacious lounge, a separate dining area, and a family bathroom. Externally, the home benefits from off-road parking, and rear garden.

The entrance hallway provides access to the lounge and kitchen. The lounge is a generous size, offering ample space for relaxation and entertainment. The kitchen is equipped with fitted wall and base units, providing plenty of storage and workspace

The first floor comprises three well-proportioned bedrooms and a family bathroom. The bathroom includes a panel bath with mixer taps and shower attachments, a pedestal wash hand basin, and a low-level WC.

Handsworth Wood is a desirable residential area known for its green spaces and community atmosphere. The property is conveniently located near local amenities, schools, and public transport links, making it an ideal choice for families and commuters.

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.

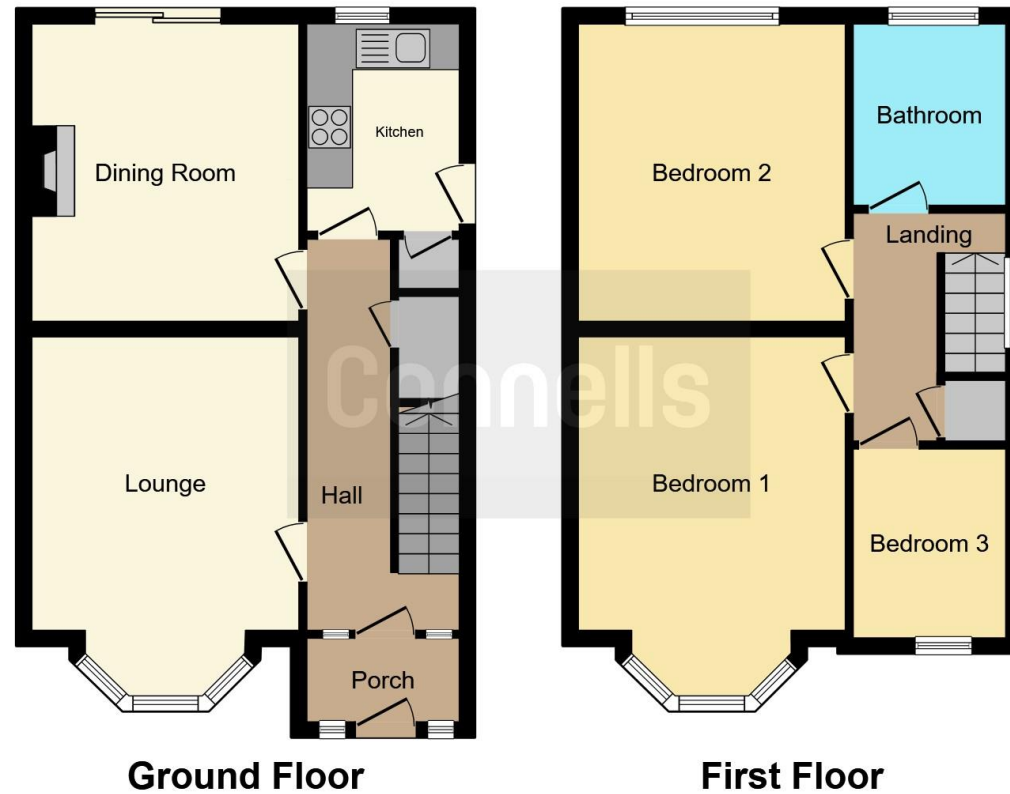
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The 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.









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

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GBR311928



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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