



Connells

Wakelam Gardens
Birmingham

Wakelam Gardens Birmingham B43 6AW

for sale guide price
£200,000



Property Description

A Deceptively Spacious Three / Four Bedroom Terraced Family with Cul De Sac Location and built over Three Storeys, Externally we have Driveway and a Garage which could easily be converted in to extra living space . The Ground Floor hosts a Bedroom or Additional Living Space with adjacent WC, and the First Floor has a wonderful Open Plan Lounge with natural light from both sides of the room, the Second Floor then has Three good sized Bedrooms with a Family Bathroom

This Family Home will appeal to First Time Buyers and indeed Investors looking at a Buy to Let Opportunity due to excellent Location close to Local Schools, Shopping amenities and the M5 / M6 Motorway Links

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

Lounge

25' 5" x 15' 1" (7.75m x 4.60m)

Open Plan

Kitchen

8' 9" x 6' 3" (2.67m x 1.91m)

Bedroom One

12' 2" x 9' 1" (3.71m x 2.77m)

Ground Floor Bedroom

Bedroom Two

6' 5" x 5' 8" (1.96m x 1.73m)

Bedroom Three

11' 3" x 8' 8" (3.43m x 2.64m)

Bedroom Four

10' 3" x 8' 8" (3.12m x 2.64m)

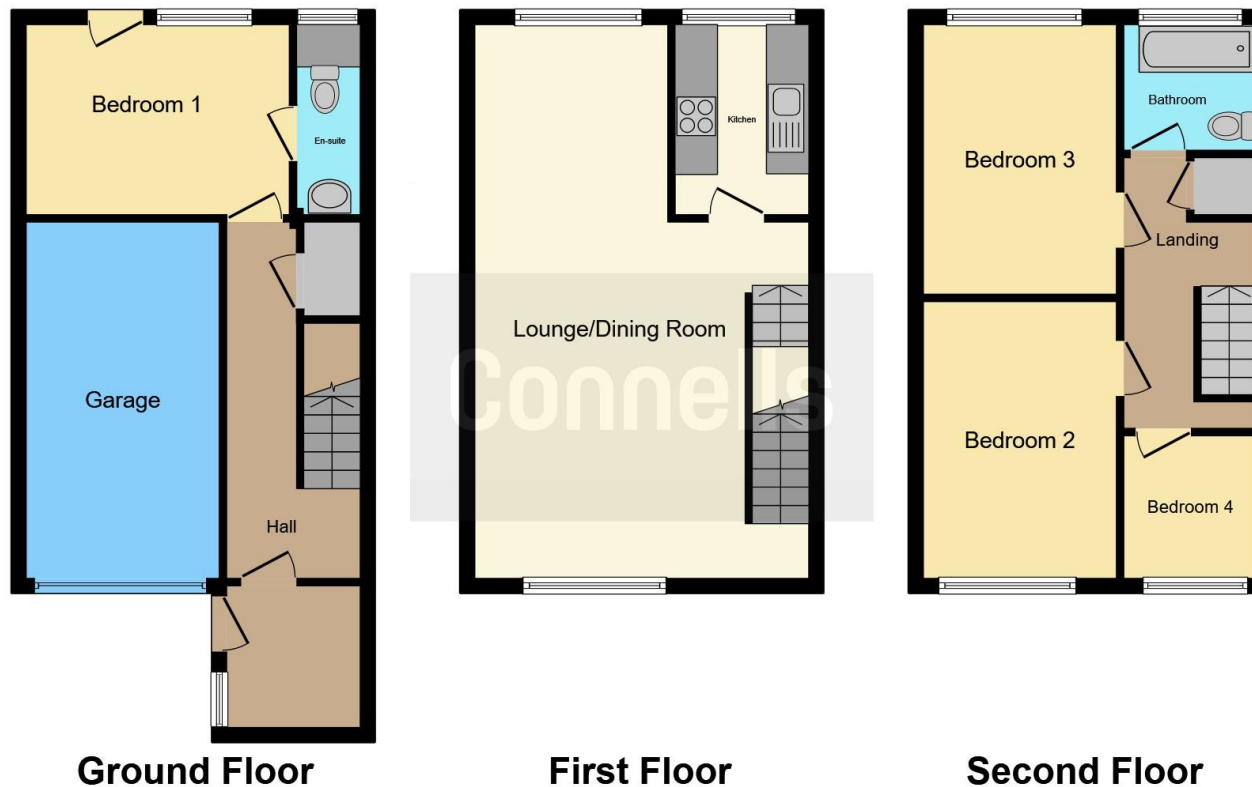
Bathroom

6' 2" x 5' 9" (1.88m x 1.75m)









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: B

Tenure: Freehold

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