



**Connells**

Templemore Drive  
Birmingham



## Property Description

Located on the popular Templemore Drive, B43, this well-arranged home offers comfortable living space and is ideal for first time buyers and investors.

The ground floor features an entrance porch and hallway, a generous lounge, overlooking the beautiful rear garden, and a fitted kitchen. An integral garage provides additional storage or parking, complemented by a driveway to the front.

Upstairs, the property offers three well-sized bedrooms along with a family bathroom and separate WC, creating a practical layout for a range of buyers.

Well positioned for local amenities, schools and transport links, this property offers a great opportunity within a sought-after residential area.

## 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

16' 1" x 12' 2" ( 4.90m x 3.71m )

### Kitchen

14' x 6' 6" ( 4.27m x 1.98m )

### Garage

15' 9" x 6' 10" ( 4.80m x 2.08m )

## First Floor Accommodation

### Bedroom One

12' 3" x 9' 8" ( 3.73m x 2.95m )

### Bedroom Two

12' 5" x 9' 1" ( 3.78m x 2.77m )

### Bedroom Three

9' x 7' 1" ( 2.74m x 2.16m )

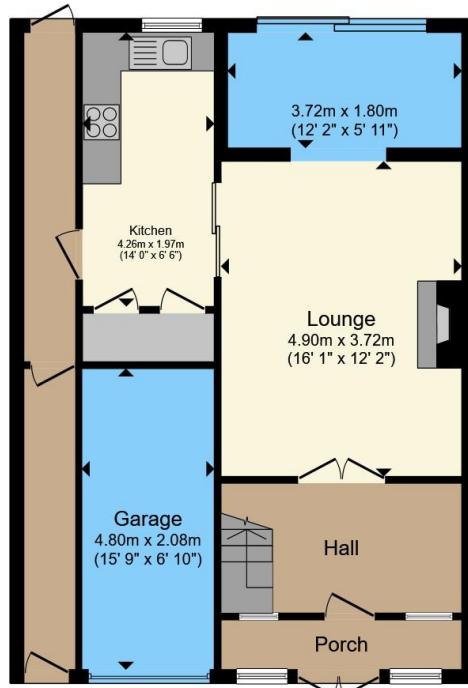
### Bathroom

7' 1" x 6' 9" ( 2.16m x 2.06m )

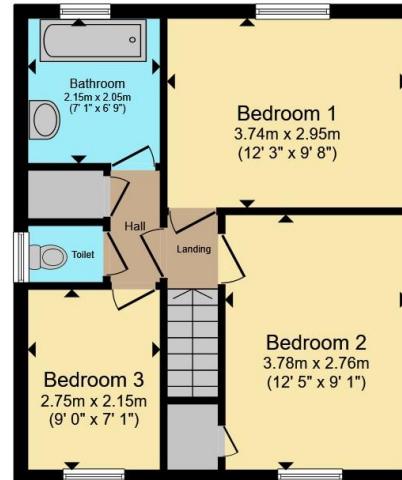








**Ground Floor**



**First Floor**

Total floor area 108.7 m<sup>2</sup> (1,170 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating:  
 Awaited

Council Tax  
 Band: B

Tenure: Freehold

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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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Property Ref: GBR312469 - 0003