



Connells

Swan Gardens
Birmingham



Property Description

A 1 double bedroom 2nd floor flat. Located close to Erdington Train Station, main road transport links and motorway access. In a quiet-cul-de-sac location. There is a secure entry intercom with stairs to the 2nd floor landing. The accommodation comprises private hallway, lounge, fitted kitchen, double bedroom and bathroom. There is E7 heating and double glazing. There is an allocated parking space and communal gardens. The flat requires some cosmetic updating. ****CAN BE PURCHASED WITH A TENANT IN SITU FOR ANY INTERESTED INVESTOR BUYERS****

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.

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

Having secure entry intercom accessing the communal hallway with stairs to the 2nd floor landing.

Private Hallway

Having door to the hall with doors off to the bathroom, bedroom and lounge, laminate floor and secure entry intercom phone to wall.

Lounge Diner

14' 2" x 10' 9" (4.32m x 3.28m)
Having double glazed box window to the front, TV aerial point, laminate floor, dado rail, storage heater, door to the kitchen.

Kitchen

9' 3" plus pantry x 6' 11" (2.82m plus pantry x 2.11m)

Comprising a fitted kitchen with fitted base units with work surfaces and matching wall units, stainless steel sink and drainer unit with mixer tap over, space for a fridge, space and plumbing for a washing machine, electric cooker point, tiling, double glazed window to the side, wall heater and door to a pantry cupboard.

Bedroom

11' 4" x 8' 8" (3.45m x 2.64m)

Having double glazed window to the front and storage heater.

Bathroom

Having paneled bath, wash hand basin, low level flush WC, part tiling, electric shower.

Allocated Parking Space

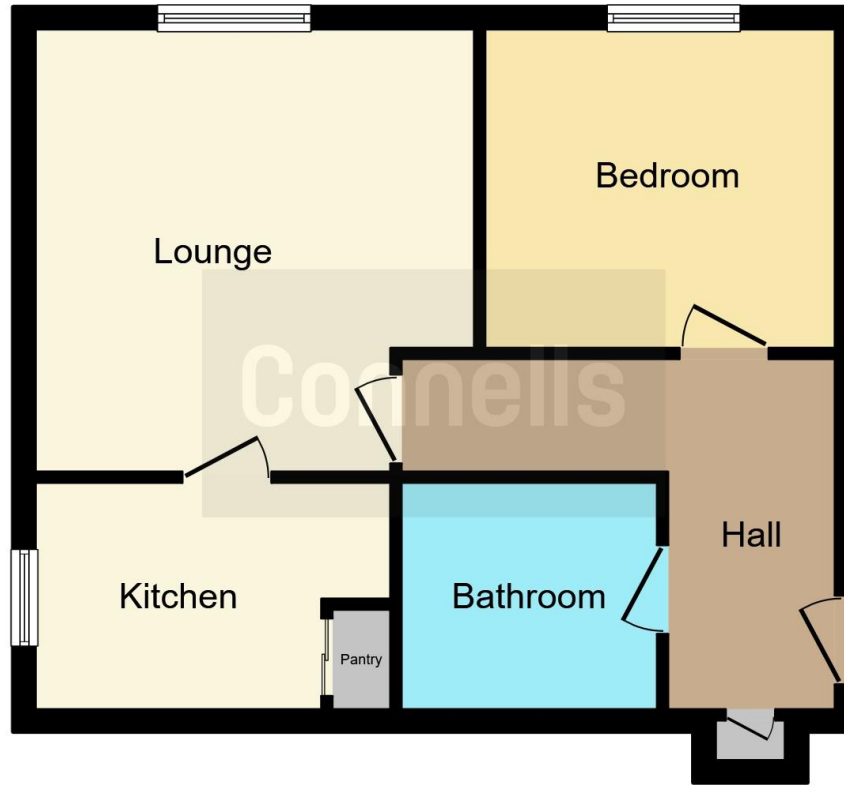
There is an allocated parking space.

Communal Gardens

Having garden laid to lawn, trees and shrubs.







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

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/SCO310111

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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