



**Connells**

Chipstead Road  
Birmingham





### Property Description

Connells are pleased to offer this spacious 3 bedroom semi-detached house in a popular location close to road and rail links to the city, **IN NEED OF REFURBISHMENT THROUGHOUT- AMAZING POTENTIAL**. The property boasts off-road parking to the front plus detached double sized Garage at the rear of the garden. The ground floor offers a spacious lounge-diner, fitted kitchen, shower room and further extended reception room accessed via both the lounge-diner and externally from the side of the house. The first floor is home to three bedrooms and bathroom. The house is in need of considerable cosmetic work but has huge potential to be an extensive family home in sought after location. Viewing is **ESSENTIAL** to appreciate all that is on offer. Accessed via the front porch door the property comprises:

### 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 Porch

With UPVC door to the front and double glazed windows to the side, door to the Entrance Foyer

### Entrance Foyer

With door to the Lounge-Diner and stairs to the first floor

## Lounge-Diner

20' 4" plus bay x 12' 10" ( 6.20m plus bay x 3.91m )

With radiator, double glazed bay window to the front, fireplace and gas fire installed, double glazed patio doors to the rear providing access to the extension reception room and door to the kitchen

## Kitchen

8' 7" max x 7' 11" max ( 2.62m max x 2.41m max )

Fitted kitchen in need of updating with a range of wall and base units with worktops over, stainless steel sink and drainer, wall mounted CH boiler, gas cooker-point, tiled floor, pantry area under the stairs and fitted shelving area in corridor between Kitchen and Shower Room, double glazed window to the side

## Shower Room

Fully tiled suite comprising double shower cubicle with electric shower fitted, low level WC, wash hand basin, double glazed window to the rear and radiator

## Extension Reception Room

This extension has bricks to the side and a aluminium ceiling with UPVC single door to the side and french doors to the garden, the extension was added before the current vendor purchased.

## First Floor Landing

With stairs from the ground floor, double glazed window to the side, loft hatch and doors to:

## Bedroom One

10' 11" x 9' 1" ( 3.33m x 2.77m )

With radiator and double glazed window to the rear

## Bedroom Two

10' 10" x 8' 3" max ( 3.30m x 2.51m max )

With radiator, fitted wardrobes and double glazed window to the front

## Bedroom Three

7' 4" x 7' 9" ( 2.24m x 2.36m )

With radiator and double glazed window to the rear

## Bathroom

Fully tiled suite comprising bath with mixer taps and shower over, wash hand basin, low level WC, radiator and double glazed window to the side

## Outside

To the front is a double driveway for off-road parking for several vehicles.

To the rear is a fully enclosed garden with laid to lawn, patio area and access to a large detached Garage building with electrical power and lighting.



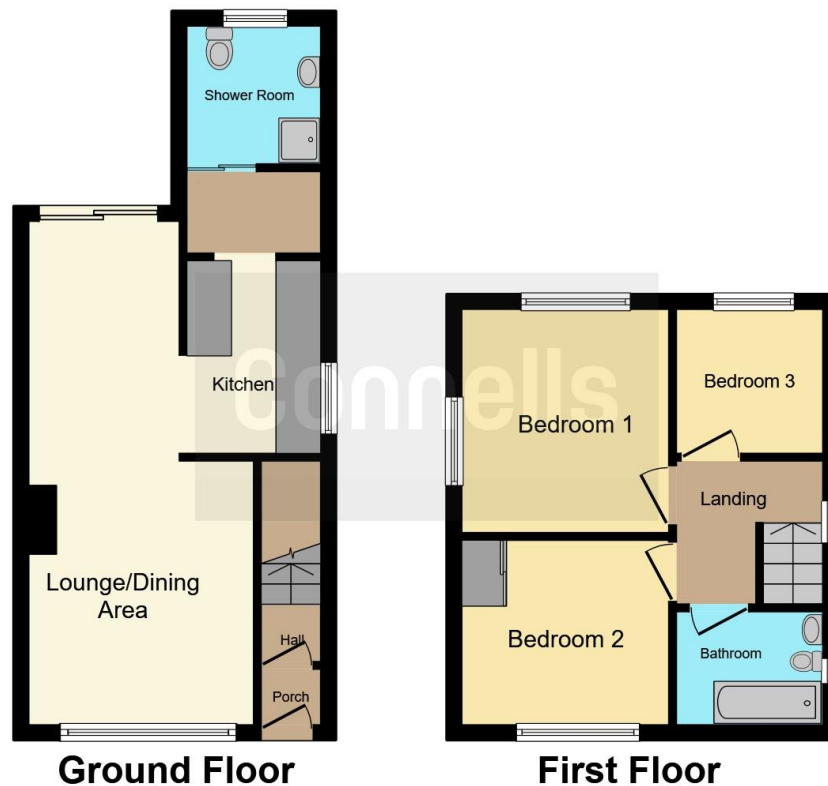












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/SCO310364](http://connells.co.uk/Property/SCO310364)**

Tenure: Freehold



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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