



Connells

Streetly Road
Birmingham



Property Description

A three bedroom mid-town house, located close to main road and public transport routes. OFFERED WITH NO CHAIN. Having on-street parking. In need of modernisation. Having entrance porch leading into an open hallway, dual aspect lounge, dual aspect kitchen/diner, three good sized bedrooms, a first floor bathroom and separate WC, double glazing, warm air central heating and pleasant low maintenance front and rear gardens.

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/Hallway

Having double glazed door to the front giving access into the entrance porch with double glazed windows, cupboard to wall housing the gas and electricity meters and open access into a hallway which gives access into the lounge and the dining/kitchen.

Family Lounge

18' 6" x 11' 7" (5.64m x 3.53m)

Being a dual aspect room, having double glazed window to the front and to the rear, telephone point, TV aerial point, two warm air central heating vents and door gives access into the kitchen.

Dining/Kitchen

18' 8" x 11' 10" to include the door recess (5.69m x 3.61m to include the door recess)

Comprising a fitted kitchen having fitted base units with roll edge work surfaces over, double glazed window to the front and to the rear, stainless steel sink and drainer with mixer tap over, gas cooker point, space and plumbing for a washing machine, floor mounted warm air fan unit, tiled flooring, door gives access to understairs storage cupboard, double glazed door gives access into the rear garden, space for a table, door gives access into the lounge.

First Floor Landing

Having two warm air central heating vents to wall, doors off to the three bedrooms, the bathroom and the separate WC, door to built-in storage cupboard housing the wall mounted central heating boiler and loft access.

Bedroom One

10' 8" x 9' 7" plus the door recess (3.25m x 2.92m plus the door recess)

Having double glazed window to the front.

Bedroom Two

12' 9" x 8' 11" (3.89m x 2.72m)

Having double glazed window to the front, one warm air heating vent and door gives access to over stairs storage cupboard.

Bedroom Three

8' 8" x 7' 8" (2.64m x 2.34m)

Having double glazed window to the rear.

Bathroom

Having panelled bath with mixer tap over, wall mounted wash hand basin with tiled splashback, frosted double glazed window to rear,

Separate WC

Having low level flush and frosted double glazed window to the rear.

Outside

Front

Having pathway leading to the front of the property and garden laid to lawn.

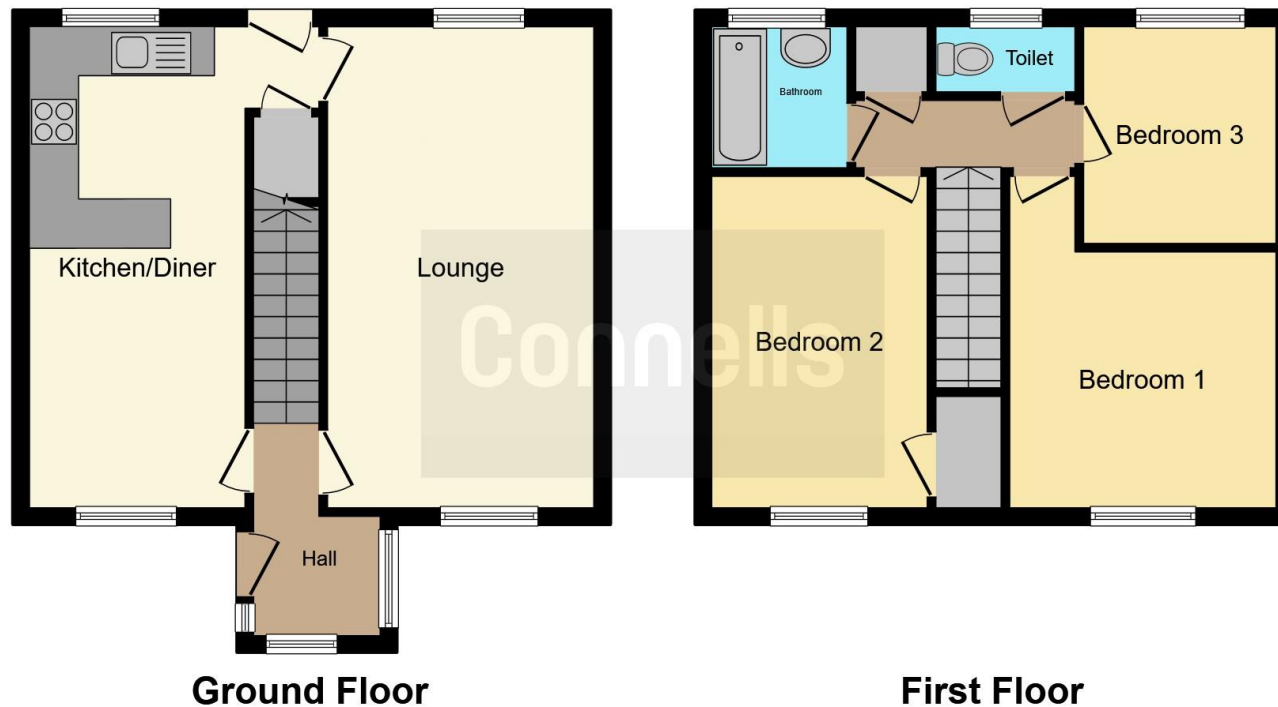
Rear Garden

Being a low maintenance rear garden, with fencing to the side and rear, patio area, garden area and brick-built outhouse providing excellent storage, gated access at the rear to communal parking area.









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: F Council Tax
 Band: A

Tenure: Freehold

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