



Connells

George Road
Erdington Birmingham

George Road Erdington Birmingham B23 7SD

for sale guide price
£150,000



Property Description

A three/four bedroom end terraced home located in an excellent spot overlooking Brookvale Park Lake. THE PROPERTY IS OFFERED WITH NO CHAIN AND IS NEED OF UPDATING AND MODERNISATION. The accommodation comprises a reception porch and entrance hallway, lounge and separate dining room, breakfast room and fitted kitchen. On the first floor landing there are three bedrooms and a family bathroom, there is a fourth bedroom that is accessed off of the third bedroom. The property benefits from central heating and double glazing where specified, front garden and a good sized rear garden.

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.

Agents Note:

The sale of this property is subject to Grant of Probate. Pls seek an update from the Branch with regards to the potential timeframes involved.

Entrance Porch

Having double glazed door to the front giving access into the entrance porch area with single glazed door giving access into the entrance hallway.

Entrance Hallway

Having doors off to the lounge, the dining room and the breakfast room. Having a radiator to wall, stairs to the first floor landing, door off to understairs storage cupboard and laminate floor.

Sitting Room

15' 2" maximum to include the bay x 12' 6" maximum to include the recess (4.62m maximum to include the bay x 3.81m maximum to include the recess)

Having double glazed walk-in bay window to the front, radiator to wall, telephone point, TV aerial point, decorative ceiling rose and laminate floor.

Reception Room

12' 1" x 10' 2" maximum (3.68m x 3.10m maximum)

Having double glazed window to the rear, radiator to wall and laminate floor.

Breakfast Room

8' 10" x 13' 3" minimum plus the recess (2.69m x 4.04m minimum plus the recess)

Having double glazed window to the side, radiator to wall, coving to ceiling, laminate floor, door off to storage cupboard and doorway gives access into the kitchen.

Kitchen

9' 6" x 8' 10" (2.90m x 2.69m)

Comprising a fitted kitchen having fitted base units, fitted matching wall units, double glazed window to the side, sink and drainer unit with taps over, gas cooker point, roll edge work surfaces, space for fridge/freezer, wall mounted central heating boiler and double glazed door to the side giving access into the rear garden.

First Floor Landing

Having doors off to the 3 bedrooms and the bathroom.

Bedroom 1

16' 2" maximum x 12' 3" maximum (4.93m maximum x 3.73m maximum)

Having two double glazed windows to the front, two radiators to wall and coving to ceiling.

Bedroom 2

11' 11" x 10' (3.63m x 3.05m)

Having double glazed window to the rear, radiator to wall and laminate floor.

Bedroom 3

9' 8" x 8' 10" (2.95m x 2.69m)

Having double glazed window to the side, radiator to wall, laminate floor. There is an internal door off this room giving access into a 4th bedroom/office

Bedroom 4/Office

9' 9" x 8' 9" (2.97m x 2.67m)

Pls note to access this room you must go through bedroom 3.

Having double glazed window to the rear overlooking the rear garden, radiator to wall and laminate flooring.

Bathroom

Comprising a three piece bathroom suite having panelled bath with electric shower over, low level flush WC, wash hand basin and frosted window to the side.

Outside Front

Having front garden with pathway with steps up leading to the front of the property and the front entrance door.

Rear Garden

Being a good sized rear garden with patio area, outhouse storage, garden laid to lawn, gated access leading to the front of the property, fencing to the side and rear, space for a shed, outside WC and outside tap.









Total floor area 122.9 m² (1,323 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

Connells

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SCO310833



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: SCO310833 - 0002