



Connells

Penns Lane  
Sutton Coldfield



## Property Description

A two bedroom Victorian mid-terraced home located on a popular location close to main road and rail links and shopping amenities. OFFERED WITH NO CHAIN. Having two reception rooms and modern refitted kitchen, utility area and guest WC. On the first floor landing there are two double bedrooms and a family bathroom. The property benefits from central heating and double glazing and a low maintenance 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.

## Entrance Door

Having composite door to the front giving access into the front reception room, having double glazed window of the door.

## Front Reception/Dining Room

11' 2" plus the bay x 11' 4" maximum ( 3.40m plus the bay x 3.45m maximum )

Having double glazed walk-in bay window to the front, laminate flooring, radiator to wall, TV aerial point, coving to ceiling, picture rail, cupboard to wall housing the gas meter and separate cupboard to wall housing the electricity meter and doorway to the rear reception room.

## Rear Reception Room/Lounge

12' 2" x 11' 3" maximum ( 3.71m x 3.43m maximum )

Having double French doors leading out into the rear garden, doorway to the kitchen, picture railing, decorative coving to ceiling, ceiling rose, door off to useful understairs storage cupboard providing ample storage space and door to the stairs which give access to the first floor landing.

## Kitchen

14' x 6' ( 4.27m x 1.83m )

Briefly comprising a modern fitted kitchen having fitted base units with roll edge work surfaces over, fitted matching wall units, double glazed window to the side overlooking the garden, sink and drainer unit with mixer tap over, cupboards under, space a dual fuel range cooker, built-in cooker hood with extractor fan, space and plumbing for a washing machine, space for a dishwasher, space for a drier, wall mounted central heating boiler, radiator to wall, access to a utility area and having LVT flooring.

## Utility Area

Having double glazed door to the rear giving access into the rear garden, double glazed window to the side and door gives access to the guest WC.

## Guest WC

Having low level flush WC, wash hand basin and radiator to wall.

## First Floor Landing

Having doors to the two bedrooms and the family bathroom.

## Bedroom 1

12' 1" x 11' 3" maximum ( 3.68m x 3.43m maximum )

Having double glazed window to the rear overlooking the rear garden, radiator to wall, decorative picture railing and coving to ceiling, recess area which provides display storage and has access to the loft.

## Bedroom 2

11' 3" maximum x 11' 3" ( 3.43m maximum x 3.43m )

Having double glazed window to the rear overlooking the rear garden, radiator to wall, laminate flooring, decorative picture railing and coving to ceiling and ceiling rose.

## Family Bathroom

Briefly comprising a refitted bathroom having panelled bath with electric shower over, wall mounted wash hand basin with two drawers under, frosted double glazed window to the rear and part tiling to walls.

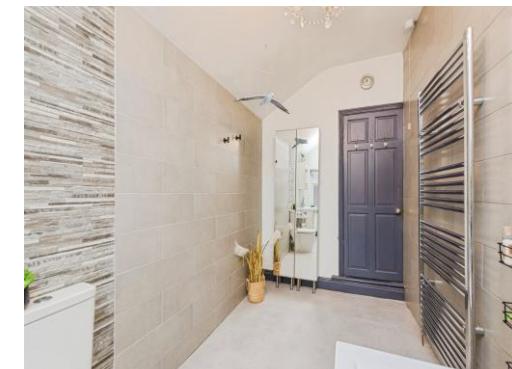
## Outside

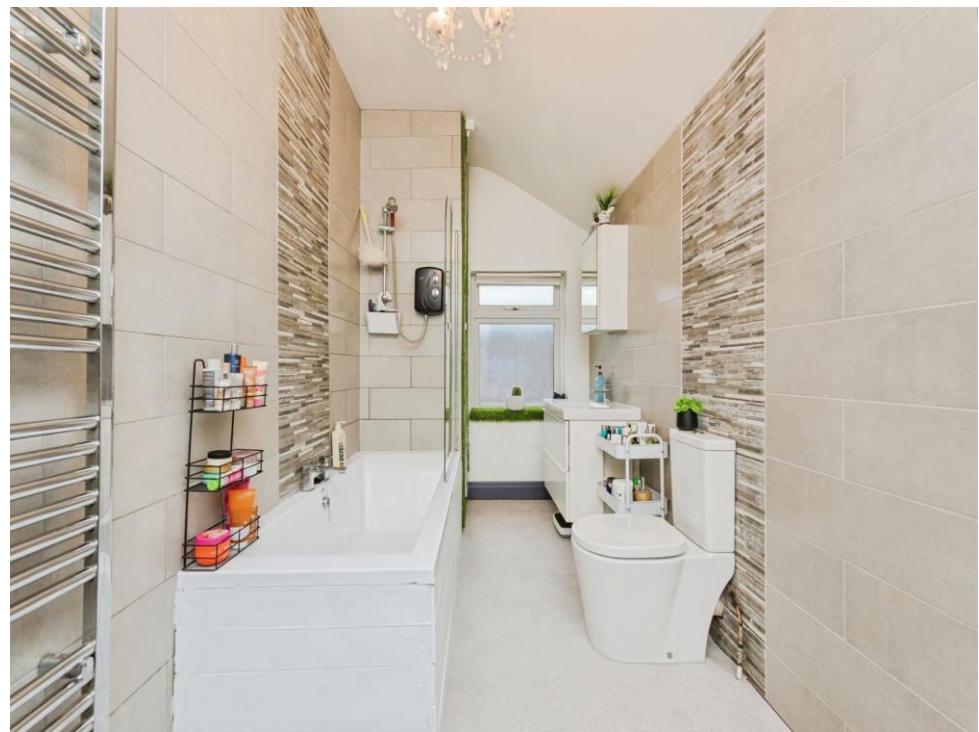
## Front

Having buffer garden to the front with pathway leading to the front of the property.

## Rear Garden

Being a good sized low maintenance two tier rear block paved garden with patio area and fencing to perimeter.









Total floor area 79.3 m<sup>2</sup> (853 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: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/SCO311181](http://connells.co.uk/Property/SCO311181)**



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