



Cromane Square, Birmingham B43 5QS

welcome to

Cromane Square, Birmingham

MID TERRACETHREE BEDROOMS***LOUNGE/DINER***KITCHEN***FRONT AND REAR GARDENS***GARAGE TO REAR***COMMUNAL PARKING TO REAR***CHAIN FREE***

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.

Note

Council tax band: B

Front Garden

Lawned area, on street parking with footpath leading down to property.

Entrance Hall

Double glazed door to front, carpet flooring, ceiling light point and radiator.

Lounge /Diner

27' 3" x 13' 9" at widest (8.31m x 4.19m at widest)
Double glazed window to front, storage cupboard, laminate flooring, two ceiling light points, two radiators and double glazed sliding doors to rear.

Kitchen

9' 8" x 8' 3" (2.95m x 2.51m)
Double glazed window to rear, wall and base units with work surfaces over, sink and drainer unit, integrated cooker point, gas hob, space and plumbing for washing machine and dishwasher, space for dryer, fridge and freezer, laminate flooring and spotlights.





Landing

Loft access, carpet flooring and ceiling light point.

Bedroom One

12' 10" x 10' 8" (3.91m x 3.25m)

Double glazed window to rear, laminate flooring, ceiling light point and radiator.

Bedroom Two

13' 10" x 10' 7" (4.22m x 3.23m)

Double glazed window to front, laminate flooring, ceiling light point and radiator.

Bedroom Three

8' 11" x 8' 4" (2.72m x 2.54m)

Double glazed window to front, cupboard over stairs, laminate flooring, ceiling light point and radiator.



Bathroom

Double glazed window to rear, bath with shower over, vanity wash hand basin, low level WC, tiled floors and walls, heated towel radiator and ceiling light point.

Rear Garden

Mainly laid to lawn, concrete shed and garage to rear.

Communal Parking To Rear



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welcome to

Cromane Square, Birmingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MID TERRACE
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C

guide price

£170,000



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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Property Ref:
GRB110932 - 0004

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