



Cromane Square, Birmingham B43 5QS

shipways

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 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 Hall

Double glazed window to front and gas central heating radiator.

Lounge/Diner

26' x 13' 9" (7.92m x 4.19m)
Double glazed window to front, storage cupboards, gas central heating radiator and double glazed

sliding doors to rear garden.

Kitchen

9' 9" x 8' 4" (2.97m x 2.54m)
Double glazed window to rear, wall and base units, induction hob and oven and plumbing for washing machine and dishwasher.

Landing

access to loft via hatch.

Bedroom One

13' 10" x 10' 8" (4.22m x 3.25m)
Double glazed window to front and gas central heating radiator,

Bedroom Two

12' 11" x 10' 8" (3.94m x 3.25m)
Double glazed window to rear and gas central heating radiator,

Bedroom Three

Double glazed window to front, storage cupboard and gas central heating radiator,

Bathroom

Double glazed window to rear, bath with mixer tap shower over, WC, wash hand basin and chrome heated towel rail.

Rear Garden

Lawn with veg patch

Parking

Garage to rear.

Agent Note

The council tax band is B.





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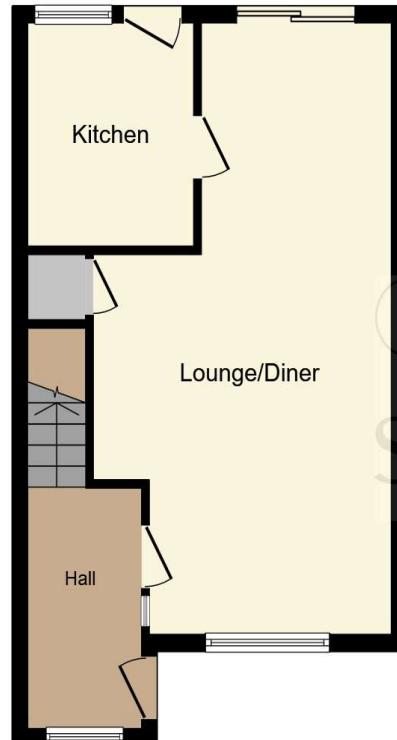
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MID TERRACE
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

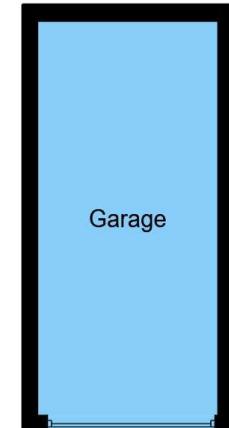
£160,000



Ground Floor



First Floor



Garage

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:
GRB112113 - 0005

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0121 358 2281



greatbarr@shipways.co.uk



905 Walsall Road, Great Barr, BIRMINGHAM,
West Midlands, B42 1TN



shipways.co.uk