



**Cavendish Court Oakhill Close, Birmingham B17 8DE**

**welcome to**

## **Cavendish Court Oakhill Close, Birmingham**

**\*\* WELL-PRESENTED UPPER FLOOR APARTMENT \*\* SECURE GATED DEVELOPMENT \*\* OPEN PLAN LIVING KITCHEN AREA \*\* 2 DOUBLE BEDROOMS**  
**\*\* BATHROOM \*\* SECURE ALLOCATED PARKING \*\* COMMUNAL GROUNDS \*\*\***

### **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.

### **Agent Note**

This property is council tax band D.

### **Communal Entrance**

### **Entrance Hall**

Door to useful storage cupboard, door to family

bathroom, open access to living areas. Inset spotlights to the floor, laminate wood flooring.

### **Open Plan Living/ Kitchen Area**

26' 1" x 13' 11" ( 7.95m x 4.24m )

Double glazed window to rear. Central heating radiator. Fitted kitchen with a range of wall and base units with work surfaces over. stainless steel sink, tiling to splash prone areas, built in oven, hob, cooker hood, washing machine, dishwasher, fridge. Boiler located in feature built in cupboard.

### **Bedroom One**

15' 5" x 9'3 x 7' 6" x 5'0 ( 4.70m x 9'3 x 2.29m x 5'0 )

L shaped room with two double glazed windows to front & side, built in wardrobes and a central heating radiator.

### **Bedroom Two**

15' 1" x 9' 10" ( 4.60m x 3.00m )

Double glazed window to rear, central heating radiator. (Currently used as a dining room).

### **Bathroom**

Central heating radiator, large shower cubicle, wash hand basin, W.C, full tiling.

### **Front Of Property**

Electronic gated entrance leading to communal grounds and parking facilities.

### **Communal Grounds**

Allocated parking and visitor parking. Communal grounds.





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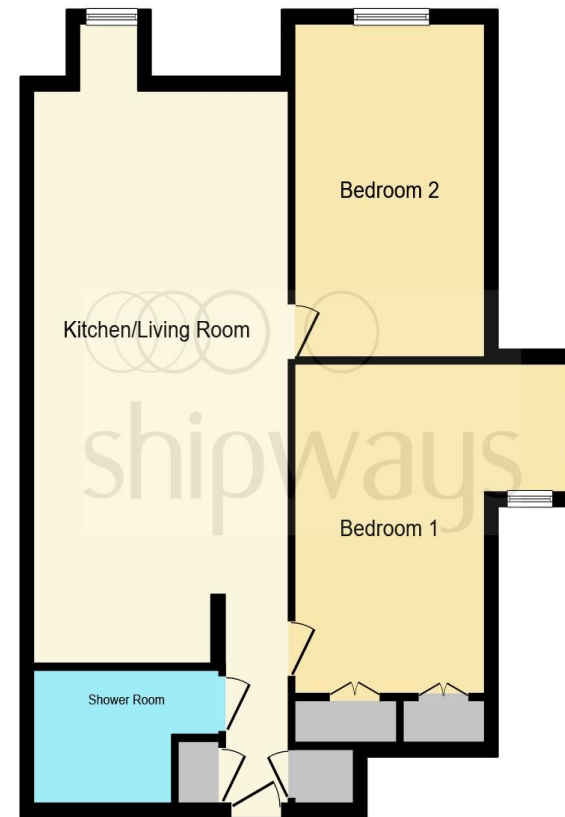
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Well-presented upper floor flat.
- Openplan living kitchen area.

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 May 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£220,000**



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](http://www.focalagent.com)

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