



**Connells**

Qube Scotland Street  
Birmingham





### Property Description

Here at Connells Birmingham City office we offer free advice on the house buying, selling, investing and letting process. Whilst also offering a large range of brand new build properties. We also offer mortgage advise should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

**THREE BEDROOM DUPLEX APARTMENT OFFERING NO UPWARD CHAIN & X2 PARKING SPACES - \*CHECK FLOORPLAN\***  
A spacious three bedroom versatile apartment situated on the ground floor. Having lounge, three bedrooms, kitchen, ensuite, WC, & two parking spaces!

### 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.

### Entrance

entrance via communal foyer up to first floor via stairs or lift

### Entrance Hall

laminated floor and intercom, spiral stair case leading down to large area currently used as a bedroom

### Kitchen

comprises of a range of wall and base units, sink and drainer, integrated cooker and hob with extractor fan

### Bedroom

this area has own entrance via the street and other entrance to the car park, storage cupboard and door leading to utility

### En-Suite

shower, w/c, wash hand basin, mirror, vanity, tiles and towel rail.

### Bedroom Two

carpeted and heater

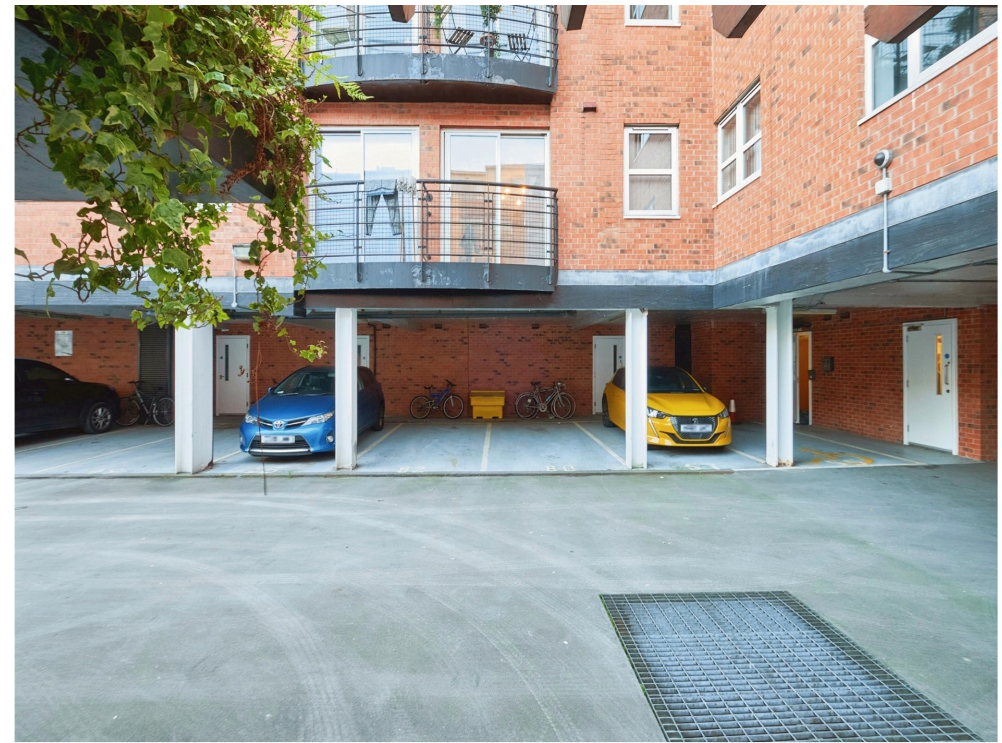
### Utility



sink and counter top

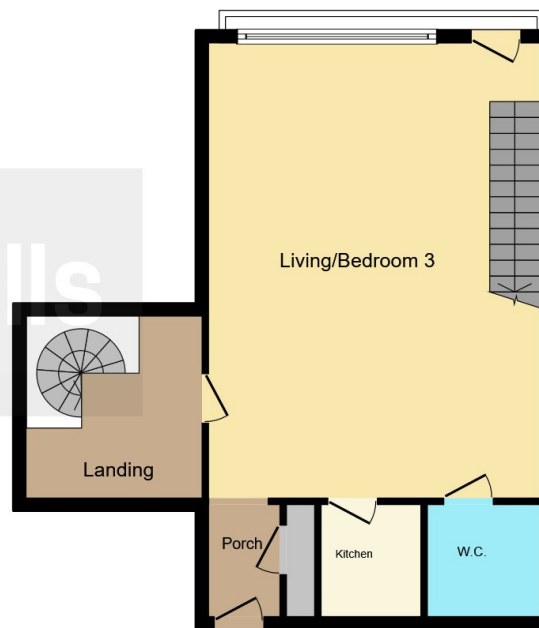
**Downstairs W/c**

w/c and sink and towel rail





**Ground Floor**



**First Floor**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
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**EPC Rating: C**

**view this property online [connells.co.uk/Property/DIG110350](http://connells.co.uk/Property/DIG110350)**

This is a Leasehold property with details as follows; Term of Lease 125 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.

Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: DIG110350 - 0004