



Connells

Devonshire House Great Charles Street Queensway
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 advice should you need it whether you're a purchaser, seller or investor. Please contact us for more information.

This SPACIOUS one/two bedroom duplex apartment is located in the BUSINESS DISTRICT of the City Centre. Boasting over 1000 square feet of living accommodation the property also benefits from NO UPWARDS CHAIN. Property comprises of entrance hall, open plan lounge kitchen, kitchen area, bedroom, office/study or storage room and bathroom.

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.

Info

Entrance Hall

Door from communal hall way to door to lobby area.

Lobby Area 21' 6" x 4' 11" (6.55m x 1.50m)

Has stairs to basement area, doors to WC, lounge and kitchen area and intercom.

Cloakroom

Low level WC, wash hand basin, chrome heated towel rail and Ex. Fan

Lounge 19' 1" x 12' 6" (5.82m x 3.81m)

Large single glazed windows to the front with secondary glazing, open plan lounge kitchen, TV point, telephone point and electric radiator.

Kitchen

Fitted kitchen with wall and base units, one bowl stainless steel sink and drainer, wooden work surfaces, integrated electric oven, integrated electric hob, integrated cooker hood,

space for washing machine, space for fridge freezer and electric radiator.

Downstairs

Stairs leading down stairs to bedroom one, shower room and store room.

Bedroom One 21' 9" x 16' 6" (6.63m x 5.03m)

Four large single glazed windows to the front with secondary glazing, door to walk in closet with store cupboard housing the hot water tank, and door to the shower room.

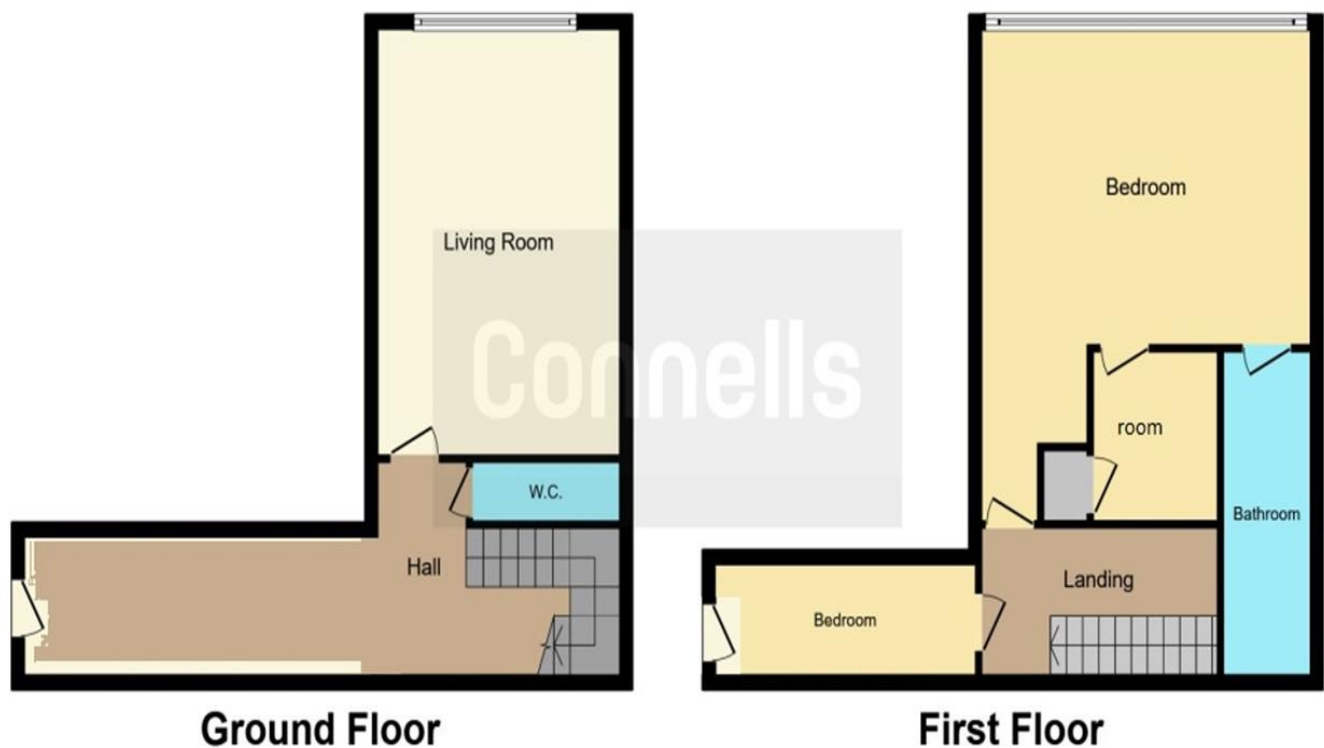
Shower Room

Low level WC, Ex. Fan, chrome heated towel rail, shower cubicle, two pedestal wash hand basins and partly tiled

Store Room 13' 5" x 5' 8" max (4.09m x 1.73m max)

Store room with emergency exit.





To view this property please contact Connells on

T 0121 212 0800
E birminghamcity@connells.co.uk

145 Great Charles Street Queensway
 BIRMINGHAM B3 3LP

EPC Rating: C

view this property online [connells.co.uk/Property/DIG110580](https://www.connells.co.uk/Property/DIG110580)

Tenure: Leasehold

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: DIG110580 - 0005