



Connells

Daniels Road
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.

OFFERING NO UPWARD CHAIN - AN IDEAL INVESTMENT OPPORTUNITY - A spacious traditional three bedroom semi detached property. Property is in need of modernisation and offers great scope for refurbishment. Having two reception rooms, three bedrooms, bathroom, kitchen, ample gardens.

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 Hall

Having a radiator and carpet flooring.

Lounge

15' x 10' (4.57m x 3.05m)
Having carpet flooring, double glazed bay window and a gas fire.

Kitchen

15' 5" x 10' 4" (4.70m x 3.15m)
Fitted kitchen comprising of wall and base units to include work surfaces over, sink and drainer, cooker point, partly tiled, space for appliances, double glazed window and double glazed door into rear garden.

Bedroom One

12' 3" x 13' 3" (3.73m x 4.04m)
Having carpet flooring and radiator.

Bedroom Two

12' 2" x 15' (3.71m x 4.57m)
Having carpet flooring and radiator.

Bathroom

Bath, wash hand basin, w.c, partly tiled and double glazed window.

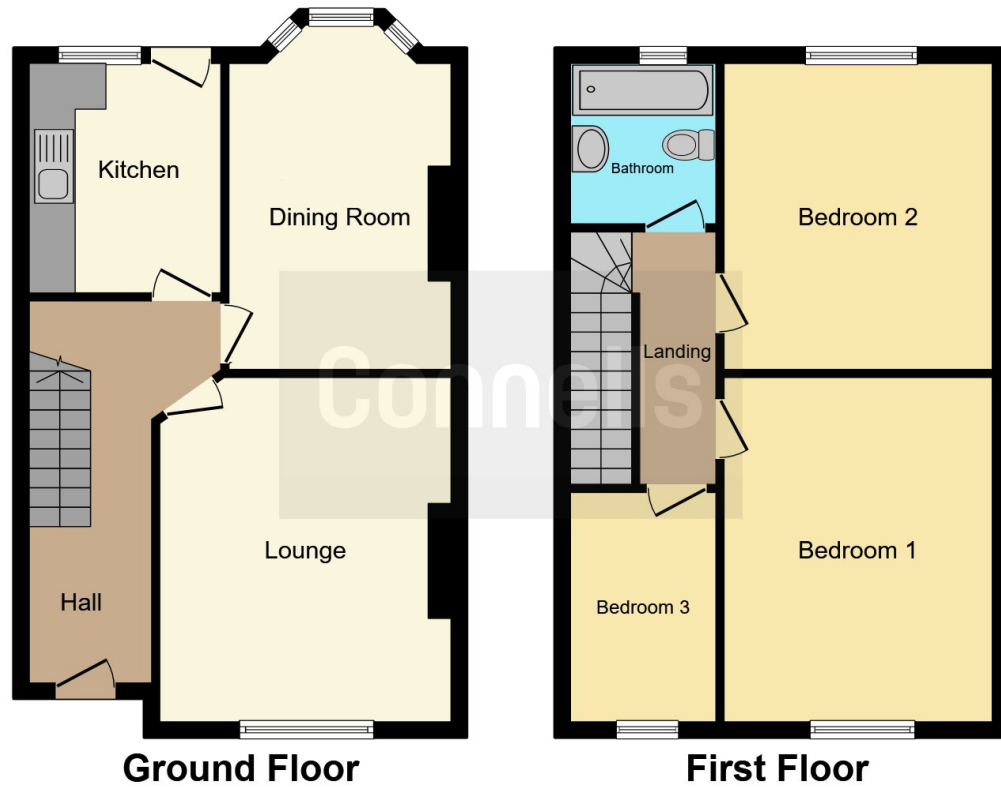
Rear Garden

Slabbed patio with lawn area beyond.

Approach

On street parking, slabbed patio with path leading to front door.





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

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: D

view this property online connells.co.uk/Property/DIG111021



Awaiting Photograph

Tenure: Freehold



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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