

for sale

guide price **£150,000**



Abacus Building Warwick Street Birmingham B12 0NW

NO UPWARD CHAIN & ALLOCATED PARKING - A fantastic opportunity to acquire this beautifully presented, spacious, modern apartment finished to an excellent standard. The property features two good size bedrooms, a spacious lounge, dining area, corridor and modern kitchen. **FANTASTIC INVESTMENT.**

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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.

Property Details

Having an allocated parking space.

Entrance Hall

Intercom system, storage, laminate flooring and wall mounted heater.

Open Plan Living

16' 5" x 14' 11" (5.00m x 4.55m)

Kitchen area comprises of modern wall and base units including work surfaces over, stainless steel sink and drainer, cooker point with cooker hood overhead, space for appliances, spotlights and tiled lino flooring.

Lounge area had a wall mounted heater, wooden laminate flooring and a double glazed juliet door balcony.

Bedroom One

8' 1" x 13' 10" (2.46m x 4.22m)



Having carpet flooring, wall mounted heater and double glazed window.

Bedroom Two

10' 7" x 6' 4" (3.23m x 1.93m)

Having carpet flooring, wall mounted heater and double glazed window.

Bathroom

Bath with shower overhead, glass shower scree, wash hand basin, low level w.c, towel rail radiator, partly tiled, shaver socket and wooden laminate flooring.



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

Property Ref: DIG111261 - 0007

Tenure: Leasehold

EPC Rating: Awaited

[view this property online connells.co.uk/Property/DIG111261](https://www.connells.co.uk/Property/DIG111261)

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.

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