

for sale

guide price **£70,000**



Upton Court Alwynn Walk Birmingham B23 7YY

OFFERING NO UPWARD CHAIN -
AVAILABLE WITH SITTING TENANT - A two
bedroom flat offering lounge, kitchen,
bathroom, two bedrooms, hallway,
communal gardens and parking. An ideal
buy to let or first time purchase. **LOW
LEASE - WE BELIEVE CASH ONLY**



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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



Communal parking available.

Entrance Hall

Doors off to:

Lounge

Having a double glazed window and radiator.

Kitchen

Fitted kitchen comprising of wall and base units to include work surfaces over, stainless steel sink and drainer, cooker point with cooker hood above, space for appliances and double glazed window.

Bedroom One

Double glazed window and radiator.

Bedroom Two

Double glazed window and radiator.

Bathroom

Suite comprising of bath with shower overhead, wash hand basin, low level w.c and double glazed window.





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

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145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

Property Ref: DIG111100 - 0004

Tenure: Leasehold

EPC Rating: E

view this property online connells.co.uk/Property/DIG111100

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1989. Should you require 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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