





# Wheeleys Lane BIRMINGHAM B15 2DX

for sale guide price  
**£170,000**



## Property Description

TWO BEDROOM APARTMENT LOCATED IN THE PARK CENTRAL BIRMINGHAM CITY CENTRE, This newly refreshed apartment is the ideal investment opportunity and is a highly desirable rental location having being only walking distance to many bars and restaurants, local amenities and transport links,

This fully secured development with ALLOCATED PARKING hosts some of the most stunning views this area of Birmingham has to offer and unlike its neighbouring apartments has open greenery views of the cathedral. As you enter the apartment you will be pleased by its ample space and newly fitted flooring throughout, There are two good sized bedrooms, a family bathroom and large open plan kitchen/dinning and lounge area. VIEWING HIGHLY RECOMMENDED.

## 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

## Approach

Communal entrance with access to all floors.

## Entrance Hall

Having an intercom system and doors of to:

## Open Plan Living

Kitchen comprising off wall and base units to include work surfaces over, stainless steel sink and drainer, cooker point with extractor fan overhead, integrated appliances.

Lounge area with double glazed window.

## Bedroom One

Double glazed window.

## Bedroom Two

Double glazed window.

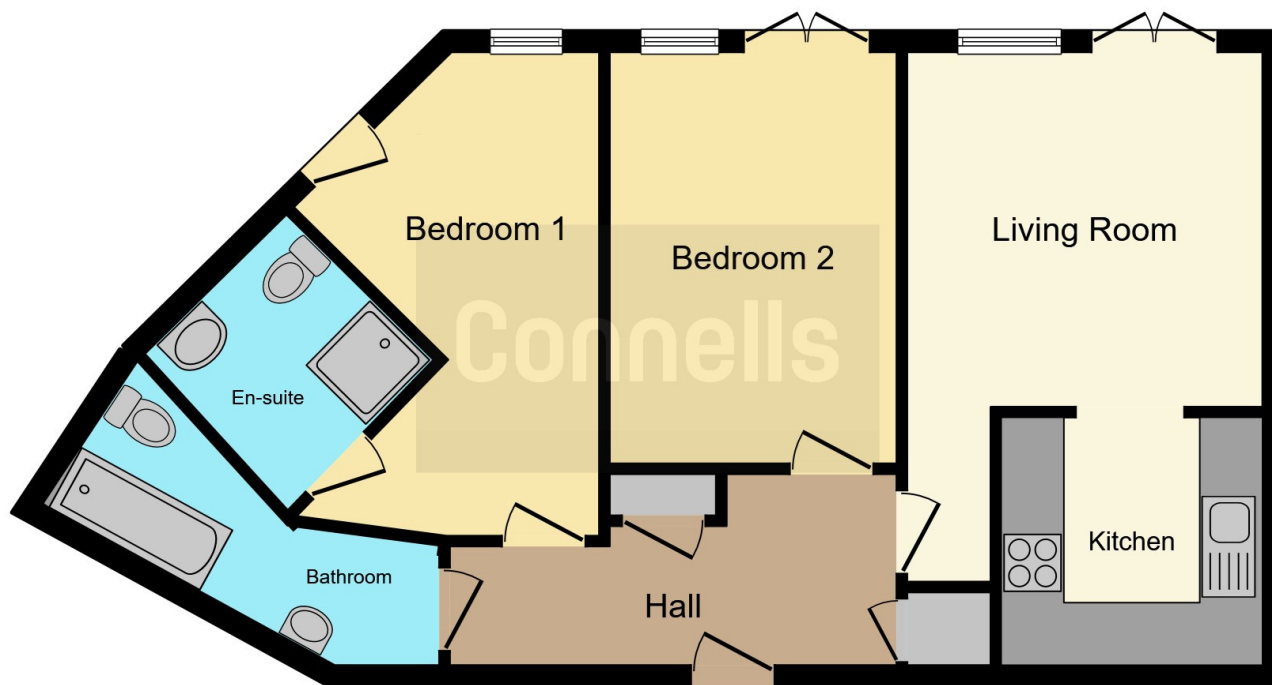


## Bathroom

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

## Parking





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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/DIG111676](http://connells.co.uk/Property/DIG111676)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2003. 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.

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