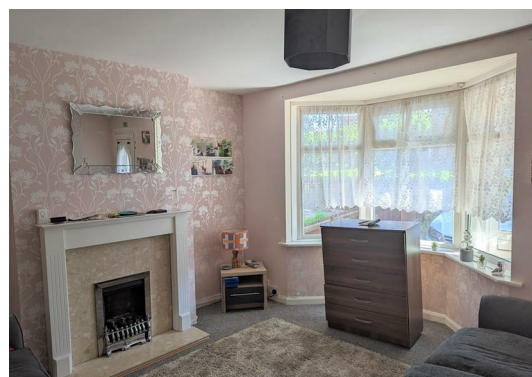




93 Honiton Crescent, Birmingham, B31 1TG
Offers In The Region Of £175,000



****INVESTMENT OPPORTUNITY OR IDEAL OPPORTUNITY FOR FIRST TIME BUYERS**** | End Terrace | Good sized garden | Great Location | No chain | Social Housing Lease until 2024 | Off road parking | EPC D | Close to amenities | Close to commuter routes A38, M6,M5 & M42 |



Property Overview

**** BUY TO LET INVESTMENT OPPORTUNITY OR FIRST TIME BUYERS **** Vacant Possession ****

Genie Homes are pleased to bring to the market, an INVESTMENT property with vacant possession for FIRST TIME BUYERS with NO UPWARD CHAIN.

Honiton Crescent is in a quiet area of Northfield, within close proximity of shops and transport links. The property is set back from the road, with a driveway suitable for two cars.

There is a porch entrance leading into the living room. Once inside you will also find a well equipped kitchen and a conservatory, which leads to a low maintenance garden with patio area. Upstairs there are two bedrooms, with ample storage and a family bathroom.

Northfield is situated South West of Birmingham and offers a number of sought after local schools including The Meadows & St Brigid's Primary Schools, Shenley Academy Secondary School & Sixth Form together with Turves Green Boys' & Girls' Secondary School in West Heath. With regular buses running locally and rail services accessible from Northfield and Longbridge providing access to Birmingham City Centre, M5, and M42. Within the area there is also a library, Northfield Pool & Fitness Centre and a range of shopping facilities locally including the rapidly expanding and recently regenerated Longbridge Town Centre.

Council Tax Band A - Birmingham City Council
EPC D

Living Room

15'3" (max) x 11'1" (4.66 (max) x 3.38)

Situated to the front of the property, with double glazed bay window providing good natural light. Chimney breast with fire, wall mounted radiator and ceiling lighting

Kitchen

12'0" x 7'3" (3.67 x 2.22)

Fully fitted kitchen, with gret floor level units. Stainless steel sink, electric oven and built in gas hob with extractor fan. Tiled flooring and splash back tiles around worktops. Double glazed window and ceiling lighting

Conservatory

12'5" x 10'11" (3.79 x 3.33)

With wooden laminated flooring, neutral decor and double glazed glass, with wall mounted radiator. Doors leading to the garden patio area.

Bedroom 1 (rear)

10'11" (to wardrobes) x 7'11" (3.33 (to wardrobes) x 2.42)

With fitted wardrobes, laminate flooring, double glazed window to rear, wall mounted radiator and ceiling lighting

Bedroom 2 (front)

10'5" x 7'8" (3.18 x 2.36)

Facing front of property, with carpet, double glazed window and ceiling lighting

Bathroom

7'4" x 6'10" (2.26 x 2.1)

With Bath and over shower, WC and hand basin. Tiled flooring and tiles surrounding WC and bath. Obscured glass double glazed window, wall mounted heated towel rail. Cupboard housing boiler

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Garden

Low maintenance garden, with large patio area and grass

Buyers Fee and Reservation

Buyers Fee And Reservation - This sale is SUBJECT TO A 2% PLUS VAT BUYERS FEE based on the agreed sale price at a minimum fee of £2500 plus VAT.

If you make an offer and it is accepted, a minimum of 50% of the fee is payable within 2 working days in order to take the property off the market.

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.
- This approach allows you to secure the property and start the conveyancing process quickly.
- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.
- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.
- All of these elements provide peace of mind from the outset, along with our personal and proactive approach. Genie Homes pride ourselves on our simple and secure buying process.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage / remortgage ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

TENURE

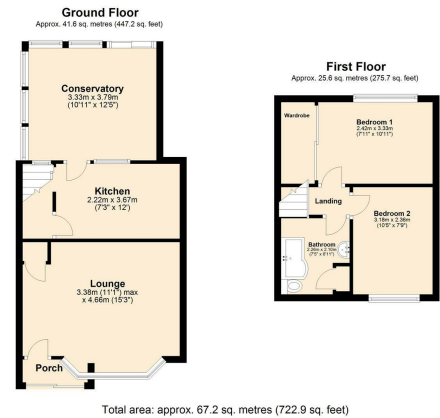
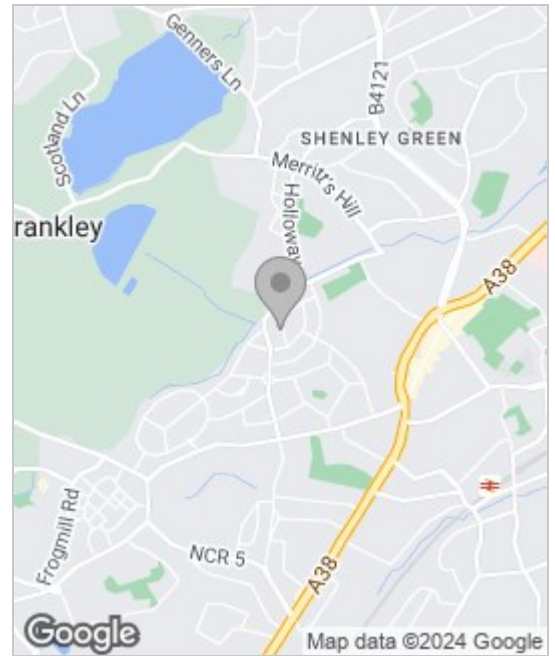
Freehold

POSSESSION

Vacant

VIEWING

Viewing strictly by appointment through Genie Homes



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	