



**Connells**

Southside St. John's Walk  
Birmingham



## Property Description

A WELL PRESENTED TWO BEDROOM TWO BATH APARTMENT IN B5 CHINESE QUARTER - Offering no upward chain is this two bedroom ground floor apartment having kitchen, lounge, two double bedrooms & is a short walk from an array of shops and transport links!

Here at Connells Birmingham City office we offer free advice on the 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.

IDEAL INVESTMENT IN SOUGHT AFTER LOCATION

## 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

### Entrance Hall

Having laminate flooring and storage boiler housed.

### Openplan Living/Dining/Kitchen

11' 3" x 24' 1" ( 3.43m x 7.34m )  
Open plan kitchen area comprising of wall and base units to include work surfaces over, stainless steel sink and drainer, cooker point oven with hob, extractor fan above, integrated fridge and freezer, dishwasher, microwave, wall mounted heater, laminate flooring.

Lounge area has a Juliet balcony.

### Bedroom One

9' 7" x 14' 4" ( 2.92m x 4.37m )  
Having laminate flooring, wall mounted heater and a double glazed Juliet balcony.

### En Suite

Walk in shower area, wash hand basin, low level w.c, wall mounted heater, vanity mirror, towel rail and partly tiled.

## Bedroom Two

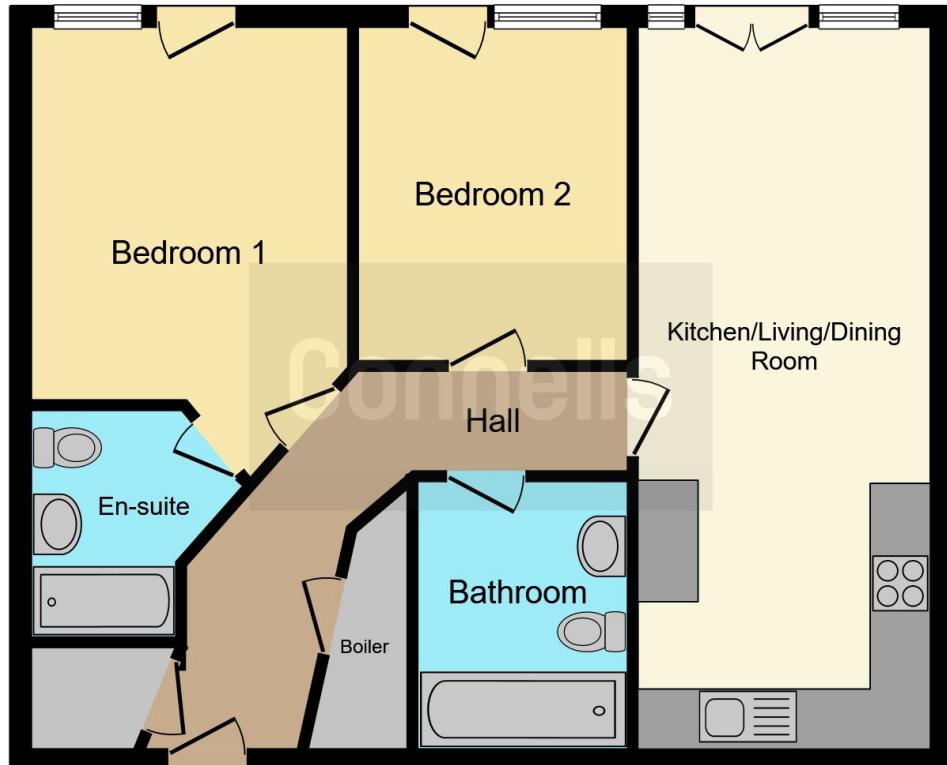
9' 7" x 11' 1" ( 2.92m x 3.38m )

Having laminate flooring, wall mounted heater and a double glazed Juliet balcony.

## Bathroom

Bath with shower overhead, shower screen, low level w.c, vanity mirror, partly tiled, tiled flooring.





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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**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/DIG106983](http://connells.co.uk/Property/DIG106983)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Mar 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.

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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