



**Connells**

Rothesay Croft  
Bartley Green



### Property Description

This delightful home offers a fantastic opportunity for first-time buyers or investors alike. Neatly presented and offered with no onward chain, it provides well-proportioned accommodation and a practical layout ideal for modern living.

On the ground floor, the property features a welcoming entrance hall with access to a convenient guest cloakroom. The spacious lounge offers a comfortable area for relaxation, while the separate dining room provides an ideal space for entertaining or family meals. The breakfast kitchen is well appointed with ample workspace and storage, perfect for everyday cooking and dining.

Upstairs, there are two generous double bedrooms, both offering plenty of space for furnishings and storage. The first-floor bathroom is fitted with a modern suite and serves the bedrooms beautifully.

Outside, the property benefits from a low-maintenance garden, the location provides easy access to local amenities, schools, and transport links.

With its appealing layout, desirable features, and no chain, this property represents an excellent opportunity to step onto the property ladder or expand an investment portfolio.

### 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.

## Entrance Hallway

Ceiling light point, panelled radiator, storage cupboards, understairs storage area, laminated flooring, stairs off.

## Guest Cloakroom

Ceiling light point, hand wash basin, low flush w.c, laminated flooring.

## Breakfast Kitchen

12' 7" x 8' 5" ( 3.84m x 2.57m )

A range of matching wall and base units, integrated oven, 4 ring gas hob, extractor, sink with drainer and mixer tap, space for washing machine, ceiling light point, panelled radiator, window to front elevation, breakfast bar, part tiling, tiled flooring.

## Lounge

10' 4" x 17' 7" ( 3.15m x 5.36m )

Ceiling light point, panelled radiator.

## Dining Room

10' x 7' 6" ( 3.05m x 2.29m )

Ceiling light point, panelled radiator, french doors onto garden, laminated flooring.

## Landing

Ceiling light point, loft access, doors off.

## Bedroom One

14' 5" x 8' 9" ( 4.39m x 2.67m )

Ceiling light point, panelled radiator, windows to the rear, storage cupboard.

## Bedroom Two

8' 5" x 15' 5" ( 2.57m x 4.70m )

Ceiling light point, panelled radiator, window to the front

## Bathroom

Suite comprising panelled bath, hand wash basin, low flush w.c, heated towel rail, frosted window to the front.

## Garden

Paved area, timber fence surround.

## Agents Note

Please note this property is of non-standard construction, for further information please call the office.

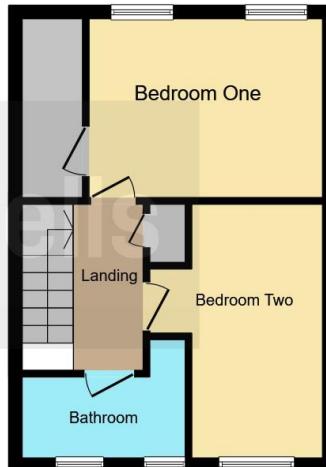








**Ground Floor**



**First Floor**

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: D    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/HBO310512](http://connells.co.uk/Property/HBO310512)**



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