



Connells

Worlds End Lane
Quinton



Property Description

3-bed semi-detached home in need of some TLC in the heart of Quinton. This property offers a living and dining area, leading to the kitchen with rear views. Upstairs there are three bedrooms served by a family bathroom. Outside, you'll find off-road parking to the front and a generous garden to the rear - ideal for families or investors looking to modernise. Positioned in a popular residential area with good access to local schools, transport links and amenities, this is a great option for comfortable family living.

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

Set behind a driveway, side door leading onto alleyway with a utility area at the back.

Porch

Enclosed porch, door onto hallway.

Hallway

Entrance hallway, panelled radiator, ceiling light point, store cupboard.

Covered Lean To

Enclosed alleyway with entrance into kitchen & entrance into garden, wall light point, utility area at the back providing electrical points, boiler.

Storage

Brick storage room off the back of the Utility

Kitchen

6' 7" x 9' (2.01m x 2.74m)

Side access to utility, window to the rear, panelled radiator, gas point, ceiling light point.

Living/Dining Room

25' 7" into bay x 8' 7" plus recess (7.80m into bay x 2.62m plus recess)

Window to the rear and front, two ceiling light points, electric and gas fireplace, two panelled radiators.

Landing

Ceiling light point, loft access, window to the side.

Bedroom 1

9' 8" x 13' 3" (2.95m x 4.04m)

Panelled radiator, bay window to front, ceiling light point.

Bedroom 2

9' 8" x 13' (2.95m x 3.96m)

Panelled radiator, window to rear, ceiling light point.

Bedroom 3

6' 8" x 7' 6" into bay (2.03m x 2.29m into bay)

Panelled radiator, window to rear, ceiling light point.

Bathroom

Part tiled, ceiling light point, panelled bath, hand wash basin, low flush toilet.

Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'









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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158 High Street Harborne
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/HBO310519



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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