Connells

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For Sale

guide price **£145,000**



Lodge Road Hockley Birmingham B18 5EW

Prime Properties in Hockley Discover this three-bedroom semi-detached home on Lodge Road, being sold by modern method of auction and presented by Connells Bearwood. Perfect for families, commuters, or investors. *Contact Us Today 0121 420 3611 to arrange a viewing!*

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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.

Ground Floor

Entrance Hall

Having a ceiling light point, stairs rising to first floor.

Open Plan Lounge/Dining Room

Having a double-glazed bow window to the front aspect and a double-glazed window to rear aspect, carpeted floor, ceiling light point, electric fire, and storage cupboard.

Kitchen

Fitted kitchen with a range of wall and base units, sink with drainer, integrated electric oven and four ring hob, plumbing for washing machine, tiled floor, part tiled walls, door leading out to rear garden, and ceiling light point.

Garden

Private garden with lawn and paved area.

First Floor



Landing

Having a ceiling light point and a useful storage cupboard.

Bedroom One

Having a double-glazed window to the rear aspect, electric storage heater, and ceiling light point.

Bedroom Two

Having a double-glazed window to the front aspect, electric storage heater, and ceiling light point.

Bedroom Three

Having a double-glazed window to the front aspect, electric storage heater, and ceiling light point.

Bathroom

Having an obscured double-glazed window to the side aspect, bath with electric shower overhead, W.C, hand wash basin, part tiled walls, and ceiling light point.

Agent Notes

Please note that an AML fee of £80 inc VAT is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





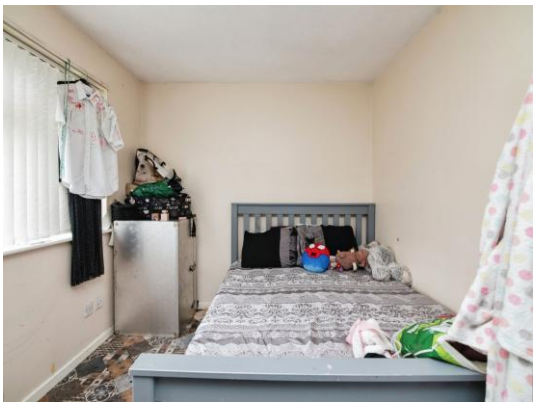






This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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122-123 Poplar Road Bearwood
SMETHWICK B66 4AP

Property Ref: BEA313080 - 0021

Tenure:Freehold EPC Rating: F

Council Tax Band: B

view this property online
connells.co.uk/Property/BEA313080

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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