





Property Description

Situated on the popular Middle Leasow in the B32 area, this exceptionally well-presented three-storey home offers modern, versatile accommodation that is ideal for buyers seeking a property that is truly ready to move into.

The ground floor comprises an integrated garage with internal access, providing secure parking and additional storage. To the first floor, the main living accommodation includes a bright and spacious lounge, a recently fitted modern kitchen, a conservatory overlooking the rear garden, and a ground floor W.C., creating a practical and sociable living space.

The second floor offers three well-proportioned bedrooms along with a main family bathroom, all presented in excellent decorative order. The property has been kept to a high standard throughout and benefits from a clean, neutral finish, allowing purchasers to move straight in with minimal effort.

Externally, the property enjoys a well-maintained rear garden featuring decking, providing an ideal space for outdoor seating and entertaining. Located close to local amenities, schools, transport links and green spaces, this is an excellent opportunity to purchase a modern, turnkey home in a popular residential 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 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 back behind a driveway

Porch

Enclosed porch, storage, wall light, door to hallway

Hallway

panelled radiator, ceiling light point, stairs to main accommodation, door to garage

Garage

storage cupboard, electrical point, ceiling light point, up and over door

Lounge

window to front, electrical point, ceiling light point, panelled radiator, vent

Kitchen

panelled radiator, matching wall and base units, integrated oven, electrical points, ceiling light point, doors to conservatory

Conservatory

electrical point, patio door to garden

W.C.

hand wash basin, low flush wc, frosted window to the front, ceiling light point

Bedroom 1

panelled radiator, electrical point, ceiling light point, window to front, storage cupboard

Bedroom 2

panelled radiator, electrical point, ceiling light point, window to rear

Bedroom 3

panelled radiator, electrical point, ceiling light point, window to rear

Bathroom

heated towel rack, low flush wc, full size bath tub and shower, hand wash basin, frosted window to the front, ceiling light point, storage cupboard

Agents Note

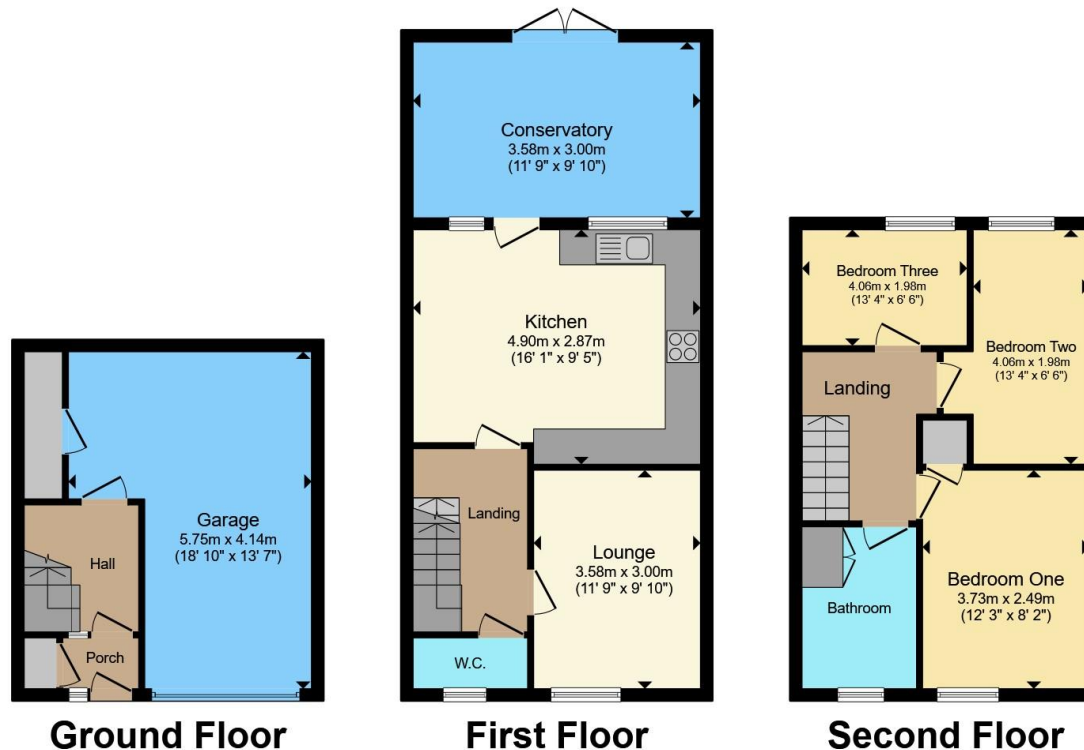
Please note this property is non-standard construction. Please call the branch on 0121 426 2800 for more information

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.









Total floor area 120.4 m² (1,296 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/HBO310866



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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Property Ref: HBO310866 - 0005