



Connells

Claverdon Drive
Birmingham



Property Description

Situated on Claverdon Drive, B43, this well-proportioned family home offers flexible accommodation arranged over two floors and is well suited to first time buyers and investors alike.

The ground floor comprises an entrance porch and hallway, a spacious lounge, separate dining room and fitted kitchen, with the added benefit of a conservatory providing further living space. A ground floor WC and an additional bedroom make the layout particularly versatile.

To the first floor, there are three bedrooms and a family bathroom, offering ample space for a growing household or multiple occupants. The property benefits from clearly defined living and sleeping areas and a practical layout throughout.

Well located for local amenities, schools and transport links, this property represents a great opportunity in a popular residential area

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

Lounge

15' 5" x 12' 3" (4.70m x 3.73m)

One ceiling light point, One double radiator

Dining Room

9' 4" x 8' 8" (2.84m x 2.64m)

One ceiling light point

Kitchen

16' 4" x 9' 4" (4.98m x 2.84m)

Two ceiling light points, Gas hob, One sink, One single radiator

Bedroom Four

11' 7" x 7' 1" (3.53m x 2.16m)

Window to front double glazed, One ceiling light point, One single radiator, Wet room, Disabled shower, WC, Wash hand basin, Part tiled

Wet Room

Disabled shower, Wash hand basin, WC, One ceiling light point, One single radiator, Part tiled

First Floor Accommodation

Airing cupboard with shelving/storage, Loft hatch access with fitted sliding ladder in upper hallway

Bedroom One

12' 7" x 9' 6" (3.84m x 2.90m)

Window to rear double glazed, One ceiling light point, One single radiator

Bedroom Two

11' 9" x 9' 3" (3.58m x 2.82m)

Window to front double glazed, One single

radiator, One ceiling light point

Bedroom Three

8' 8" x 7' 5" (2.64m x 2.26m)

Window to front double glazed, One ceiling light point, One single radiator

Bathroom

Bath, WC, Wash hand basin, One ceiling light point, Shower cubicle

Garden

Good size, Side access, Shed









Total floor area 106.3 m² (1,145 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: C

view this property online connells.co.uk/Property/GBR312394

Tenure: Freehold



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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