



**Connells**

Copperbeech Close  
Harborne



## Property Description

Occupying a desirable position on a well-established residential road in the popular B32 area, this three-bedroom family home represents an excellent opportunity to acquire a property with significant potential in a strong and proven location. Properties on Copperbeech are consistently well regarded, benefiting from good access to local amenities, schools, green spaces and transport links, making the area a reliable choice for both homeowners and investors alike.

The accommodation is arranged over two floors and offers a generous and flexible layout. The ground floor comprises an entrance hallway with a kitchen positioned to the front of the property, while to the rear is a spacious lounge which flows through to a separate dining room, creating excellent scope for reconfiguration or enhancement to suit modern living. The layout provides a solid footprint that lends itself well to improvement and value enhancement.

To the first floor are three well-proportioned bedrooms, including a generous main bedroom, all served by a family bathroom off the landing. Externally, the property benefits from a driveway and integral garage, adding further practicality and appeal. With strong fundamentals, a desirable location and clear potential to enhance, this property offers a rare opportunity to add value in a sought-after area and is not to be missed.

## 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

## Lounge

panelled radiators, window to rear and patio door to rear and side, ceiling light points, electrical points

## Kitchen

window to front, door to side access, ceiling light point, electrical point

## Bedroom 1

window to rear, panelled radiator, ceiling light point

## Bedroom 2

window to front, panelled radiator, ceiling light point

## Bedroom 3

window to rear, panelled radiator, ceiling light point

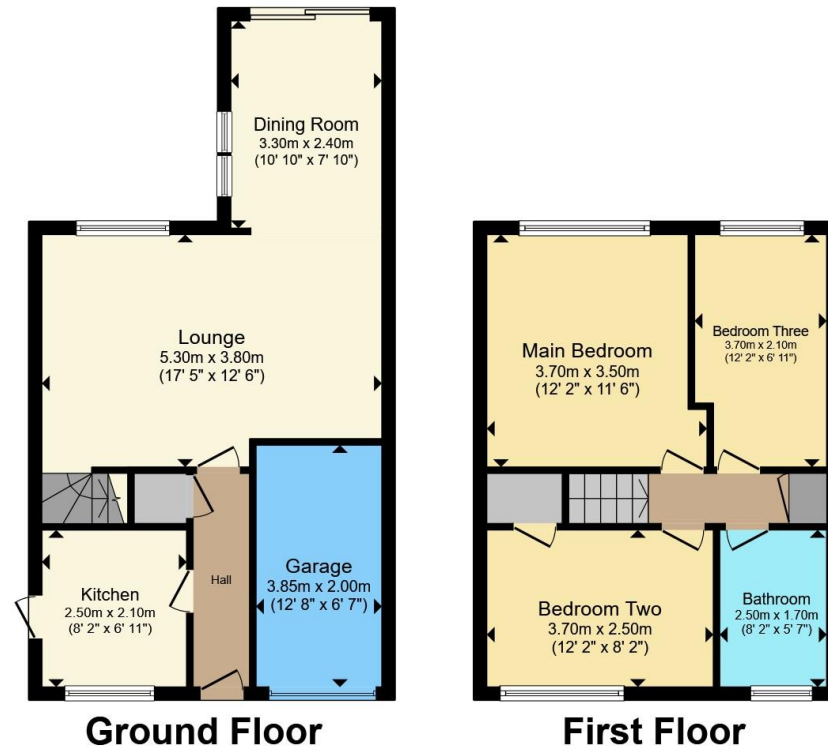
## Bathroom

part tiled, bathtub, handwash basin, window to front, ceiling light point









Total floor area 85.9 m<sup>2</sup> (925 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 0121 426 2800**  
**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
 BIRMINGHAM B17 9QE

EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/HBO310456](http://connells.co.uk/Property/HBO310456)**



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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