

for sale

guide price **£162,000**



Flavells Lane Birmingham B25 8SQ

Three Bedroom Mid-Terrace Home – B25 8SQ – Modernisation Opportunity
Situating in a popular residential area within B25 8SQ,

Flavells Lane Birmingham B25 8SQ

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/Outside

Block paved with door to the front.

Entrance Hall

Doors off to:

Lounge

15' 7" x 11' 11" (4.75m x 3.63m)

Window to the front and radiator.

Dining Room

14' x 12' 2" (4.27m x 3.71m)

Radiator.

Kitchen

13' 6" x 7' 8" (4.11m x 2.34m)

Wall and base units, work surfaces, cooker point, window to the



rear, door into rear garden.

Utility Room

7' 7" x 6' (2.31m x 1.83m)

Window to the rear.

Landing

Doors off to:

Bedroom One

14' x 9' 7" (4.27m x 2.92m)

Window to the rear and radiator.

Bedroom Two

12' x 9' 5" (3.66m x 2.87m)

Window to the front and radiator.

Bedroom Three

9' 1" x 7' 7" (2.77m x 2.31m)

Window to the front and radiator.

Shower Room

7' 7" x 6' (2.31m x 1.83m)

Walk-in shower cubicle, wash hand basin, w.c, window to the rear.

Rear Garden

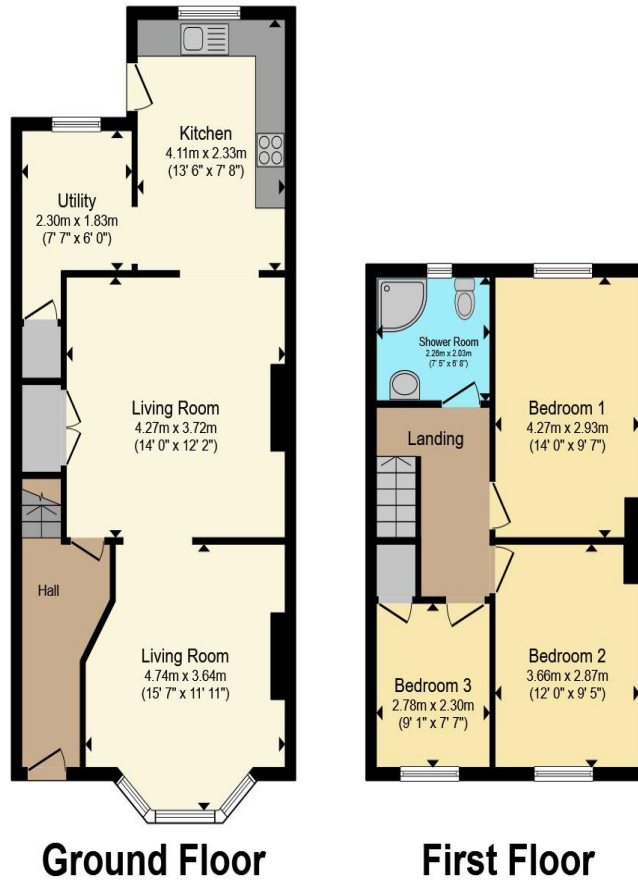
Patio with lawn beyond.

Agents Note

Buyers are advised to rely on their own survey regarding the condition of the property.







Total floor area 105.3 m² (1,133 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



To view this property please contact Connells on

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145 Great Charles Street Queensway
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Property Ref: DIG113658 - 0005

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online
connells.co.uk/Property/DIG113658

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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