



Connells

Nately Grove
Weoley Castle



Property Description

Situated in a popular residential location, this spacious three-bedroom family home presents an excellent opportunity for buyers looking to create a property tailored to their own taste and requirements.

The property benefits from a welcoming entrance, a generous bay-fronted lounge flooded with natural light, creating a bright and inviting living space. A feature chimney breast adds character and provides an attractive focal point to the room. To the rear, the kitchen enjoys direct views and access onto the garden and offers excellent proportions, providing fantastic scope for modernisation and redesign into a contemporary family kitchen, downstairs bathroom.

Upstairs, the accommodation continues to impress with two particularly spacious double bedrooms, a well-proportioned third bedroom. The layout offers flexibility for growing families, first-time buyers and those seeking additional work-from-home space.

Externally, the property boasts an exceptionally long driveway providing ample off-road parking for multiple vehicles. To the rear is a truly outstanding garden, offering a substantial outdoor space rarely found with properties of this type. Whether for families, keen gardeners, entertaining or future landscaping projects, the garden provides enormous potential and is a genuine standout feature.

Offering a fantastic combination of space, location and future potential, this property will appeal to a wide range of purchasers.

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 on a corner, this delightful property offers exceptional potential throughout. Off road parking for several cars, side gate giving access to rear garden.

Hallway

Staircase up

Lounge

15' 1" x 10' 6" (4.60m x 3.20m)

Laminated floor, windows to front and side. Vertical radiator, featuring fire surround

Kitchen

10' 10" x 9' 2" (3.30m x 2.79m)

In need of some TLC, wall and base units, cooker point, door to garden, window to side, sink with drainer

Bathroom

Set on the ground floor, bath, low flush WC, hand wash basin, window to rear

Landing

Doors off

Bedroom One

15' 1" x 10' 2" (4.60m x 3.10m)

Main bedroom at the front of the property, ceiling light point, panelled radiator, window to front and side

Bedroom Two

13' 9" x 7' 11" (4.19m x 2.41m)

Window to side and rear, ceiling light point, panelled radiator

Bedroom Three

7' 10" x 6' 11" (2.39m x 2.11m)

Bedroom Three

7' 10" x 6' 11" (2.39m x 2.11m)

Window to rear, ceiling light point, panelled radiator

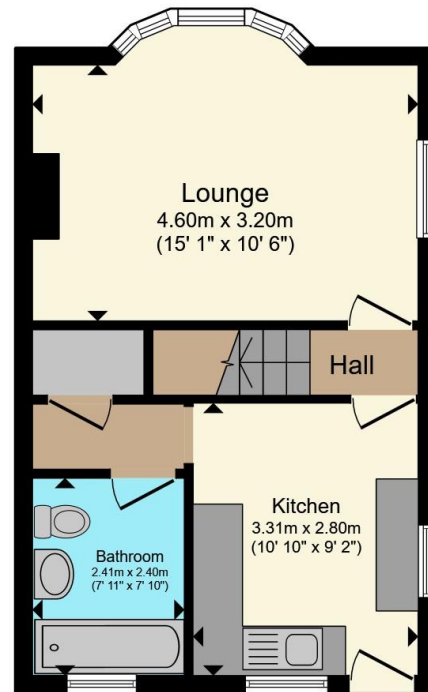
Garden

Mature gardens to both front and rear, offering excellent privacy

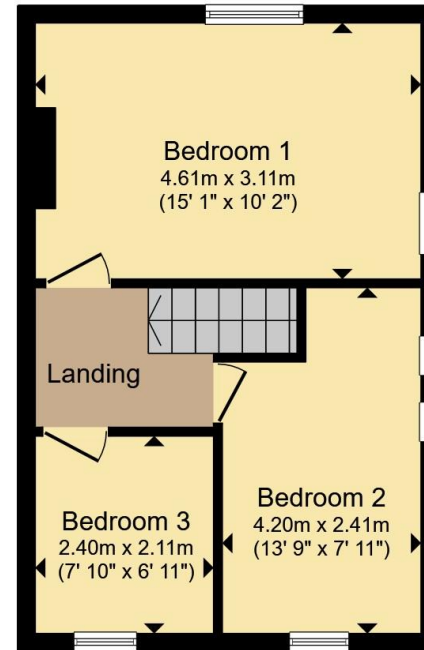








Ground Floor



First Floor

Total floor area 70.1 m² (755 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/HBO311146



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