

Connells

Thornhurst Avenue
Quinton Birmingham

Thornhurst Avenue
Quinton Birmingham B32 2AZ

for sale guide price
£150,000







Property Description

Offered to the market with excellent potential, this two-bedroom home presents an ideal opportunity for first-time buyers, investors or those seeking a property they can modernise and personalise to their own taste. Situated within a popular residential area, the property benefits from well-proportioned accommodation throughout and offers fantastic scope to create a wonderful long-term home.

To the rear of the property is a spacious living and dining room providing an excellent entertaining and family area with ample space for both lounge and dining furniture. Large windows allow plenty of natural light to flow through the room, creating a bright and welcoming environment.

The kitchen is conveniently positioned off the hallway and offers a practical layout overlooking the green. Buyers will appreciate the opportunity to modernise and design the space to suit contemporary lifestyles and individual requirements.

To the first floor, the property offers two well-proportioned bedrooms. The generous principal bedroom measures approximately and provides ample space for bedroom furnishings. The second bedroom is ideal as a child's room, guest bedroom or home office, making the property versatile for a range of buyers. A family bathroom completes the first-floor accommodation.

Whilst the property would benefit from cosmetic updating, it represents an excellent blank canvas for purchasers looking to add value and put their own stamp on a home.

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.

Living Room
15' 7" x 13' 5" (4.75m x 4.09m)

Kitchen
8' 7" x 7' 1" (2.62m x 2.16m)

Bedroom 1
13' 5" x 10' 4" (4.09m x 3.15m)

Bedroom 2
10' 4" x 7' 4" (3.15m x 2.24m)

Bedroom 2
10' 4" x 7' 4" (3.15m x 2.24m)

Bathroom
6' 11" x 6' 7" (2.11m x 2.01m)







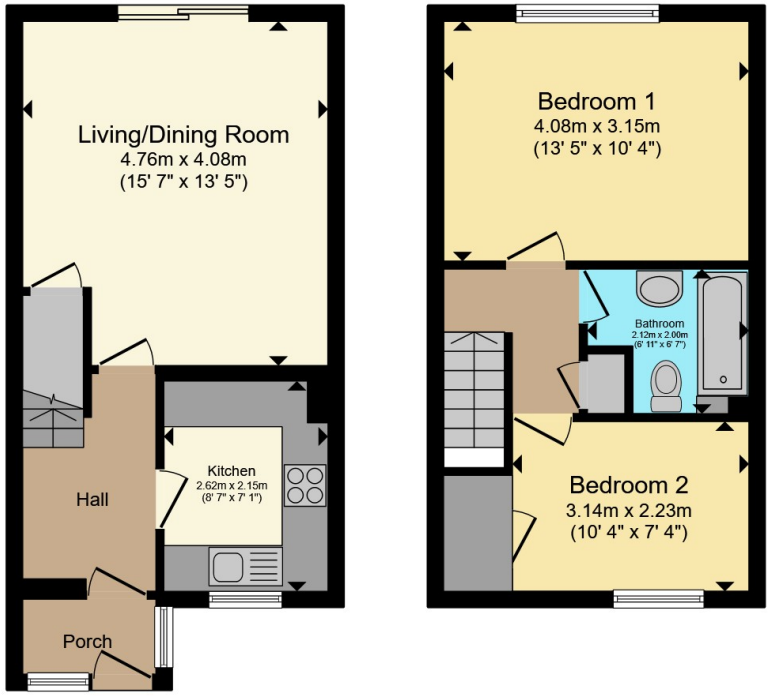









theBest



Ground Floor **First Floor**

Total floor area 61.7 m² (664 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

To view this property please contact Connells on

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158 High Street Harborne
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EPC Rating: Awaited

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/HBO311236

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.