



Connells

Boldmere Road  
Sutton Coldfield



### Property Description

A 2 bedroom maisonette offered with NO UPWARD CHAIN. Excellent investment opportunity. Set above a quiet retail unit on a thriving High Street with easy access to local shops and bistros. Good access to local bus and train routes. Having private entrance hallway, lounge, fitted kitchen, two double bedrooms and bathroom. Having heating and double glazing. MUST BE VIEWED.

### 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.

### Hallway

Having double glazed door giving access into the entrance hallway, doors give access into the lounge, the dining room and the two bedrooms and panel heater to wall. Having airing cupboard housing the hot water tank and providing storage.

### Lounge

19' 5" x 12' 5" ( 5.92m x 3.78m )  
Having double glazed window, telephone point TV aerial point and panel heater to wall.

### Kitchen

9' 9" x 7' 4" ( 2.97m x 2.24m )  
Comprising a fitted kitchen, having fitted base units with square edge work surfaces over, fitted matching wall units, one and a half bowl sink and drainer unit, mixer tap over, splash

back tiling and space and plumbing for a washing machine.

### Bedroom 1

12' 5" x 9' 9" ( 3.78m x 2.97m )

Having double glazed window, panel storage heater to wall and coving to ceiling.

### Bedroom 2

9' 3" x 9' 2" ( 2.82m x 2.79m )

Having double glazed window and storage heater to wall.

### Bathroom

Comprising a three piece bathroom suite having paneled bath with electric shower over, low level flush WC, wash hand basin, frosted double glazed window, extractor fan and part tiling to walls.







# Floor Plan

Approx. 59.8 sq. metres (643.6 sq. feet)



Total area: approx. 59.8 sq. metres (643.6 sq. feet)

To view this property please contact Connells on

**T 0121 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
SUTTON COLDFIELD B72 1XA

EPC Rating:  
Awaited

Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO311321](https://www.connells.co.uk/Property/SCO311321)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1962. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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