



LEASEHOLD

# SNOW HILL WHARF, LG2 64 SHADWELL STREET, BIRMINGHAM, WEST MIDLANDS, B4 6LR

Guide price

## £299,950

### FEATURES

- SECURE ALLOCATED PARKING SPACE
- MODERN METHOD AUCTION- 56 DAYS TO COMPLETE
- DEVELOPMENT EXCLUSIVE - 1 OF ONLY 2
- LARGE CANALSIDE TERRACE
- £100,000 BELOW MARKET VALUE
- ONSITE GYM, SAUNA & STEAM ROOM
- ALL FURNITURE INCLUDED



# Stunning Canal-Side Apartment In Birmingham City Centre

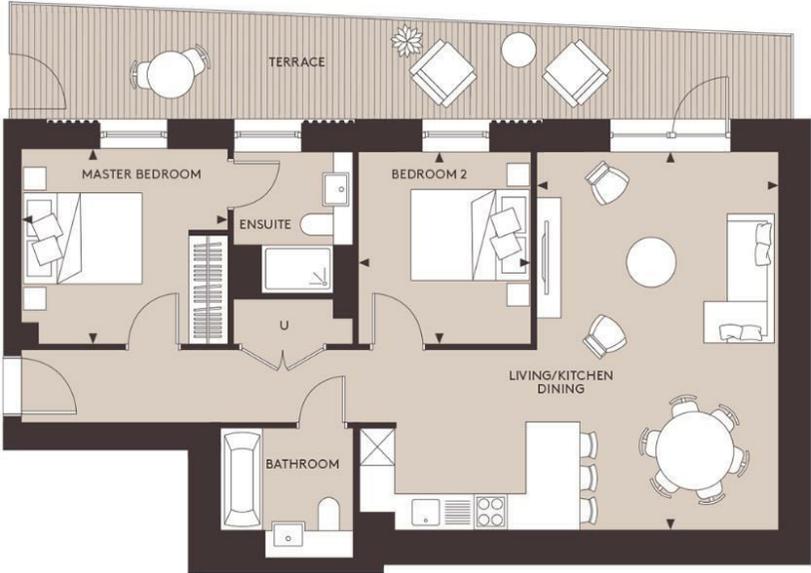
MODERN AUCTION PROPERTY - T&C's and Buyers Fees Apply

### Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Brookvale Auctions This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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, this being 4% plus VAT. The Reservation 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 go through an identification verification process with Brookvale Auctions and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### Referral Arrangements

The Partner Agent recommended & you should always contact the Auctioneer or Partner Agent to arrange



These services are recommended & you should always contact the Auctioneer or Partner Agent to arrange

Call us on  
**0121 667 0343**

[hello@swift-property.co.uk](mailto:hello@swift-property.co.uk)  
[www.swift-property.co.uk](http://www.swift-property.co.uk)

### Council Tax Band

**E**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	<b>82</b>	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

