

for sale

guide price **£85,000**



## Hub Clive Passage Birmingham B4 6HU

**EMPTY WITH NO UPWARD CHAIN** - A spacious, well presented one bedroom apartment located a short walk to Snow Hill Station. This apartment comprises of open plan lounge/kitchen, double bedroom and bathroom. **IDEAL FIRST TIME PURCHASE / BUY TO LET!**

# Hub Clive Passage Birmingham B4 6HU

## 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

Communal access.

## Open Plan Living

24' 5" x 10' 2" ( 7.44m x 3.10m )

Modern fully fitted kitchen with wall and base units, work surfaces over, sink and drainer, integrated oven/hob with extractor fan overhead, integrated fridge freezer,

Lounge area with double glazed doors opening onto balcony, carpet flooring

## Storage

4' 4" x 3' 3" ( 1.32m x 0.99m )

## Bedroom One

10' 5" x 10' ( 3.17m x 3.05m )

Double glazed window, carpet flooring, build in wardrobe.

## Shower Room



9' 5" x 7' 1" ( 2.87m x 2.16m )

Walk in shower, vanity wash hand basin, w.c, tiled, vanity mirror,  
tiled flooring.





To view this property please contact Connells on

**T 0121 212 0800**  
**E [birminghamcity@connells.co.uk](mailto:birminghamcity@connells.co.uk)**

145 Great Charles Street Queensway  
BIRMINGHAM B3 3LP

Property Ref: DIG113467 - 0005

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

**[view this property online connells.co.uk/Property/DIG113467](https://www.connells.co.uk/Property/DIG113467)**

This is a Leasehold property. We are awaiting further details about the Term of the lease.  
For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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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