



Connells

Mildenhall Road
Birmingham



Property Description

Situated on Mildenhall Road in B42, this three bedroom semi-detached property offers excellent potential for buyers looking to put their own stamp on a home. Requiring upgrading throughout, the property presents a fantastic opportunity for renovation or investment.

The ground floor comprises a welcoming porch and hallway leading into a spacious lounge/dining room with bay window to the front, providing a bright and versatile living space. To the rear is a separate kitchen with access into a generous lean-to/utility area, along with a ground floor WC.

Upstairs, the property offers three well-proportioned bedrooms and a wet room. The layout provides practical accommodation suitable for families or those seeking additional workspace.

Externally, the property benefits from a driveway to the front, providing off-road parking, and a rear garden offering further scope for improvement and landscaping.

Conveniently located close to local amenities, schools and transport links, this property offers strong potential for buyers seeking a project in a well-established residential area.

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.

Hall

Lounge/Dining Room

24' 8" x 11' (7.52m x 3.35m)

Window to front and rear double glazed, Two ceiling light points, Two single radiators, Sliding doors to garden, Gas fire

Kitchen

11' 6" x 6' 4" (3.51m x 1.93m)

Window to rear double glazed, Electric hob, One ceiling light point, Part tiled, One sink, Mix taps

Lean To/Utility

25' 11" x 11' 6" (7.90m x 3.51m)

Side of property, Door to garden

Toilet

WC, One ceiling light point

Garden

Big garden, Rear access

First Floor Accommodation

Bedroom One

11' 5" x 11' 2" (3.48m x 3.40m)

Window to front double glazed, One single radiator, One ceiling light point, Fitted wardrobes

Wet Room

7' 10" x 6' 5" (2.39m x 1.96m)

Window to front double glazed, Wash hand basin, WC, Part tiled, Electric shower, One ceiling light point

Bedroom Two

12' 7" x 11' 2" (3.84m x 3.40m)

Window to rear double glazed, One single radiator, One ceiling light point, Fitted wardrobes

Bedroom Three

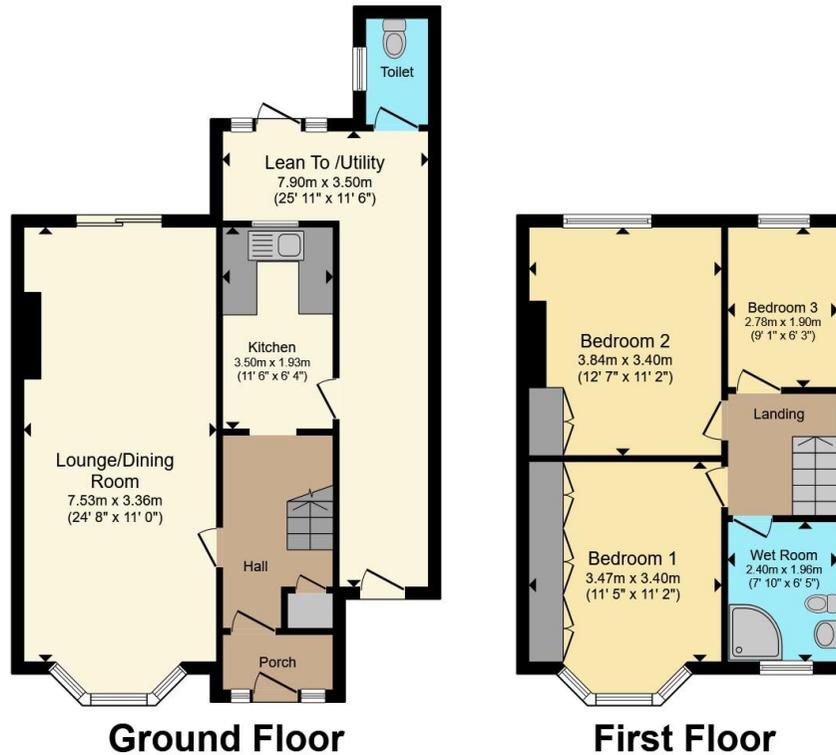
9' 1" x 6' 3" (2.77m x 1.91m)

Window to rear double glazed, One single radiator, One ceiling light point









Total floor area 102.4 m² (1,102 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



To view this property please contact Connells on

T 0121 357 6877
E greatbarr@connells.co.uk

907 Walsall Road Great Barr
 BIRMINGHAM B42 1TN

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/GBR312552



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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