



Connells

Griffin Gardens  
Harborne



## Property Description

A first floor flat ideally located within close proximity to the Queen Elizabeth Hospital, making it an excellent purchase for investors. Offered to the market with no onward chain.

The accommodation comprises a bright and spacious lounge, a fitted kitchen with ample storage and worktop space, and a generously sized double bedroom. The layout is practical and well-proportioned, providing comfortable living throughout.

Further benefits include resident parking and a convenient location with easy access to local amenities, transport links, and nearby green spaces.

Early viewing is highly recommended to appreciate the potential and location on offer.

## 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.

## Entrance Hallway

Ceiling light point, storage cupboard, doors off.

## Bathroom

Panelled bath with shower over, hand wash basin, low flush w.c, part tiled.

## Lounge

Ceiling light point, electric heater, window, door onto;

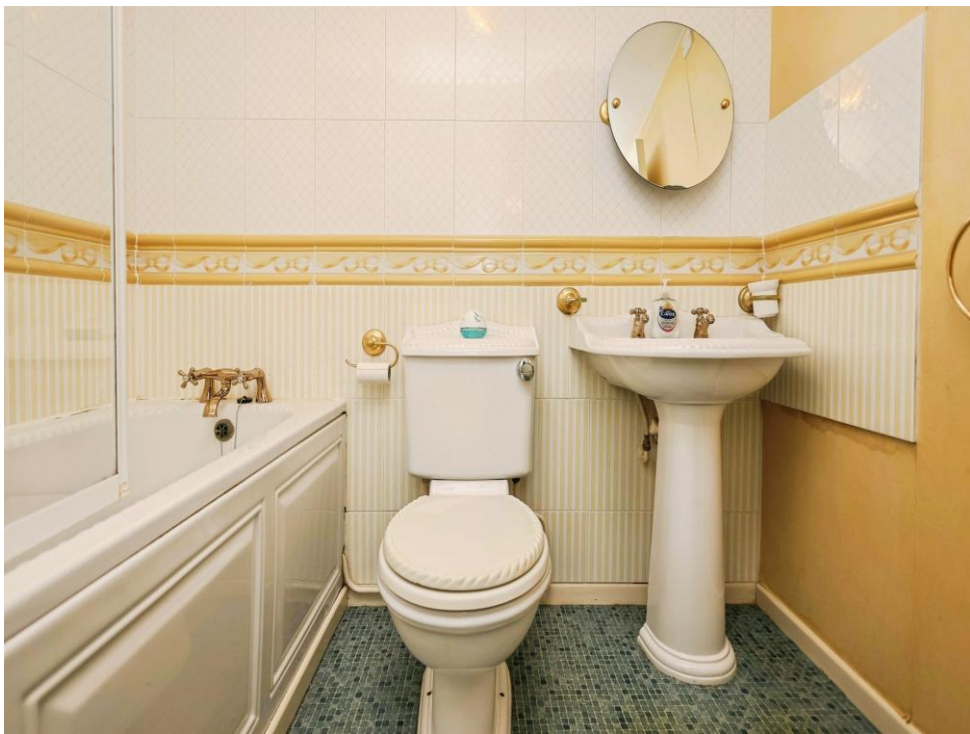
## Kitchen

Matching wall and base units, sink with drainer and mixer tap, integrated oven and hob, extractor, space for washing machine and fridge freezer, window, part tiled, storage cupboard.

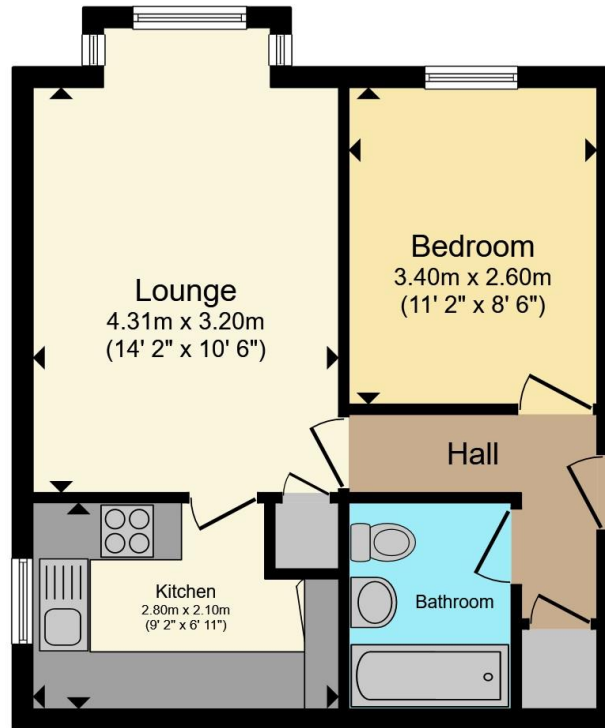
## Bedroom

Ceiling light point, electric heater, built-in wardrobes, window.









Total floor area 39.5 m<sup>2</sup> (425 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](http://www.propertybox.io)



To view this property please contact Connells on

**T 0121 426 2800**  
**E [harborne@connells.co.uk](mailto:harborne@connells.co.uk)**

158 High Street Harborne  
 BIRMINGHAM B17 9QE

EPC Rating: D Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: 100.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HBO310800](http://connells.co.uk/Property/HBO310800)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1985. 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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