



Connells

Carmodale Avenue
Birmingham



Property Description

Well maintained mid-terraced home occupying an elevated position with pleasant open views to both the front and rear. Tucked away within a popular cul-de-sac, the property is conveniently located for local amenities, reputable schools, public transport links and motorway access.

The ground floor offers a spacious and inviting lounge, which flows through French doors into a separate dining room, creating a versatile layout for both everyday living and entertaining. A fitted galley-style kitchen completes the downstairs accommodation.

Upstairs, the property provides three well-proportioned bedrooms along with a generous family bathroom.

Externally, the home benefits from open aspects to both the front and rear, along with a good sized rear garden offering excellent outdoor space.

With double glazing and central heating already in place, this property represents an excellent opportunity for first-time buyers or investors. Early internal inspection is highly recommended to fully appreciate the accommodation 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.

Living Room

25' 3" x 12' (7.70m x 3.66m)
Window to front and rear double glazed, Two ceiling light points, One double radiator

Kitchen

8' 8" x 2' 6" (2.64m x 0.76m)
Window to rear double glazed, Door to garden, Spotlights, Gas hob, Laminate flooring, One single radiator

Garden

Large, Well maintained, Rear access

First Floor Accommodation

Bedroom One

10' 10" x 9' 2" (3.30m x 2.79m)

Laminate flooring, One double radiator, One ceiling light point

Bedroom Two

10' 10" x 9' 2" (3.30m x 2.79m)

Window to rear double glazed, Laminate flooring, One double radiator, One ceiling light point

Bedroom Three

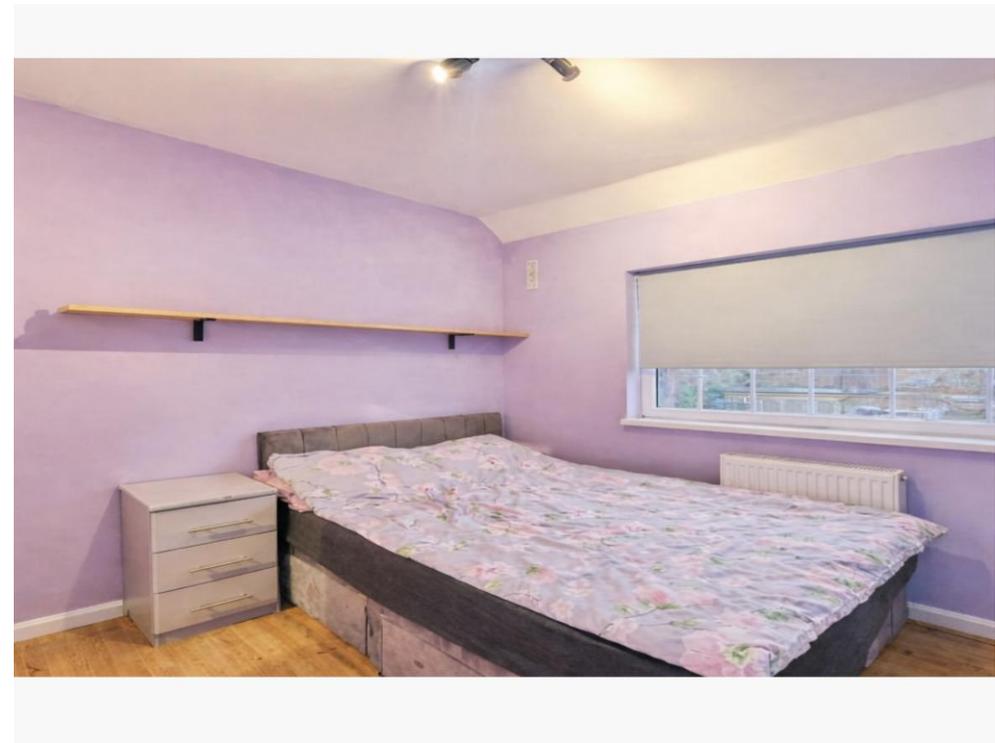
9' 2" x 7' 9" (2.79m x 2.36m)

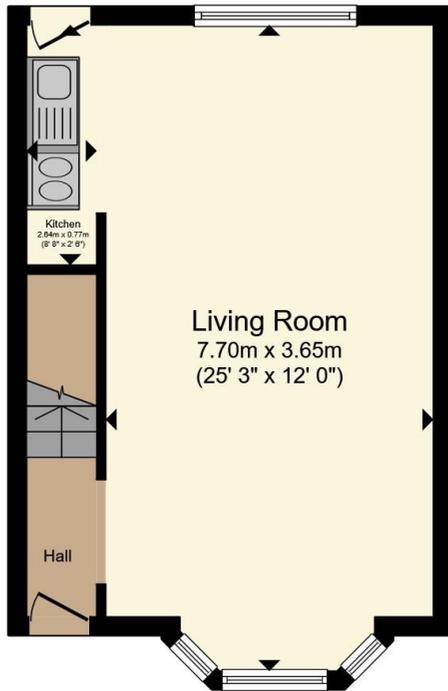
Window to rear double glazed, Laminate flooring, One double radiator, One ceiling light point

Bathroom

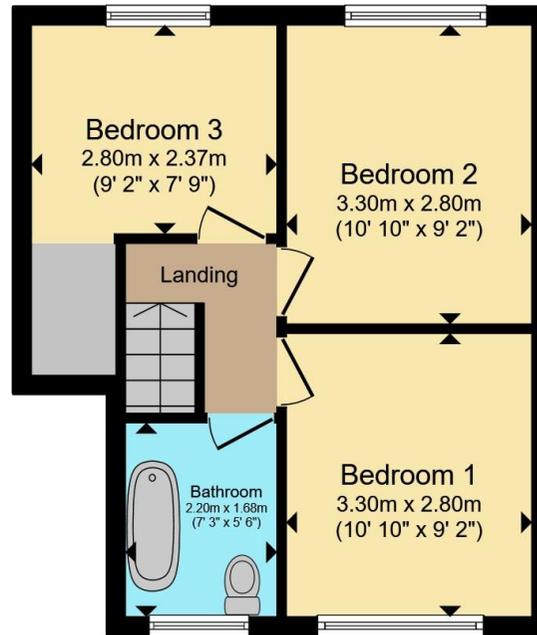
7' 3" x 5' 6" (2.21m x 1.68m)

Window to front double glazed, Bath, WC, Wash hand basin, Spotlights, Gas shower





Ground Floor



First Floor



Total floor area 67.5 m² (726 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

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EPC Rating: Council Tax
Awaited Band: B

view this property online connells.co.uk/Property/GBR312490

Tenure: Freehold



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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