

for sale

guide price **£200,000** Freehold



## Gisborn Close Birmingham B10 0BJ

Four Bedroom End Terrace Property in Small Heath Birmingham. Spacious Family home located close to both primary and secondary schools, shops, medical centre and hospital. Easy access to the City Centre by public transport and train. Modern Method of Auction Sale Property.

- Energy Rating: C
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply

# Property Details

**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 Porch

Double Glazed Door & Double-Glazed Window  
Storage Cupboard

## Entrance Hall

Via Wooden Door

## Ground Floor W/C

Toilet  
Vanity Basin

**Lounge** 13' 2" x 14' 2" (4.01m x 4.32m)

Double Glazed Bay Window  
Radiator

**Dining Room** 11' 9" x 14' 2" (3.58m x 4.32m)

Double Glazed Window  
Radiator

**Kitchen** 19' 6" x 5' 9" (5.94m x 1.75m)

Double Glazed Window  
Double Glazed Door  
Radiator  
Gas Oven / Hob & Hood  
Single Bowl Sink  
Boiler

## Landing Upstairs

Access to Loft

**Bedroom One** 12' 3" x 9' 6" (3.73m x 2.90m)

Double Glazed Window  
Radiator  
Storage Cupboard

**Bedroom Two** 12' 2" x 10' 9" (3.71m x 3.28m)

Double Glazed Window  
Radiator

**Bedroom Three** 13' 4" x 6' 7" (4.06m x 2.01m)

Double Glazed Window  
Radiator

**Bedroom Four** 10' 4" x 7' 6" (3.15m x 2.29m)

Double Glazed Window  
Radiator

## Bathroom

Double Glazed Window  
Towel Radiator  
Vanity Basin  
Toilet



Bath with shower

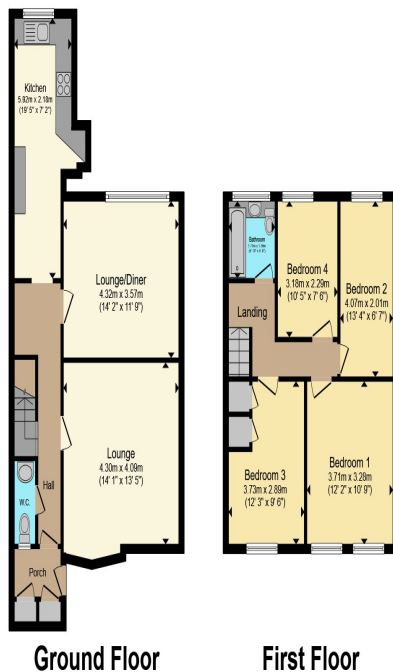
## Front Garden

Enclosed and slabbed area

## Rear Garden

Paved/Grassed Area

Access to public right of way



Total floor area 110.9 m<sup>2</sup> (1,193 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

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BIRMINGHAM B14 7BW

Property Ref: KTH309781 - 0006

Tenure:Freehold EPC Rating: C

Council Tax Band: A

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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