



Connells

Barn Croft
Bartley Green



Property Description

Set within a quiet and well-established residential cul-de-sac in the popular B32 area, this well-maintained two-bedroom semi-detached property offers a fantastic opportunity for buyers looking to modernise and create a home tailored to their own taste.

The accommodation comprises a spacious through lounge extending from front to rear, providing a bright and versatile living space, along with a rear kitchen overlooking the garden. Upstairs, there are two well-proportioned bedrooms, including a front master bedroom and a rear second bedroom, complemented by a bathroom and separate W.C. While the property has clearly been well cared for, the kitchen, bathroom and décor would now benefit from updating, offering a blank canvas for improvement.

Externally, the property benefits from a private driveway leading to a separate garage, providing off-road parking and useful storage. Conveniently positioned close to local amenities, transport links and green spaces, this is an ideal purchase for first-time buyers, downsizers or anyone seeking a property with excellent potential to add value.

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

Set back behind front garden with off road parking leading to garage on the side

Hall

Ceiling light point, panelled radiator, stairs off, under stairs storage

Lounge

Window to front and rear, panelled radiator, feature fireplace, ceiling light point, electrical point

Kitchen/Utility

Kitchen leading to utility area, window and patio door to rear, door to pantry, ceiling light point, electrical points

Bedroom 1

Windows to front, panelled radiator, ceiling light point, built in storage

Bedroom 2

Window to rear, panelled radiator, ceiling light point, built in storage

Bathroom

Walk in shower, hand wash basin, window to rear, radiator, ceiling light point

W.C.

Ceiling light point, window to side, panelled radiator, low flush w.c.

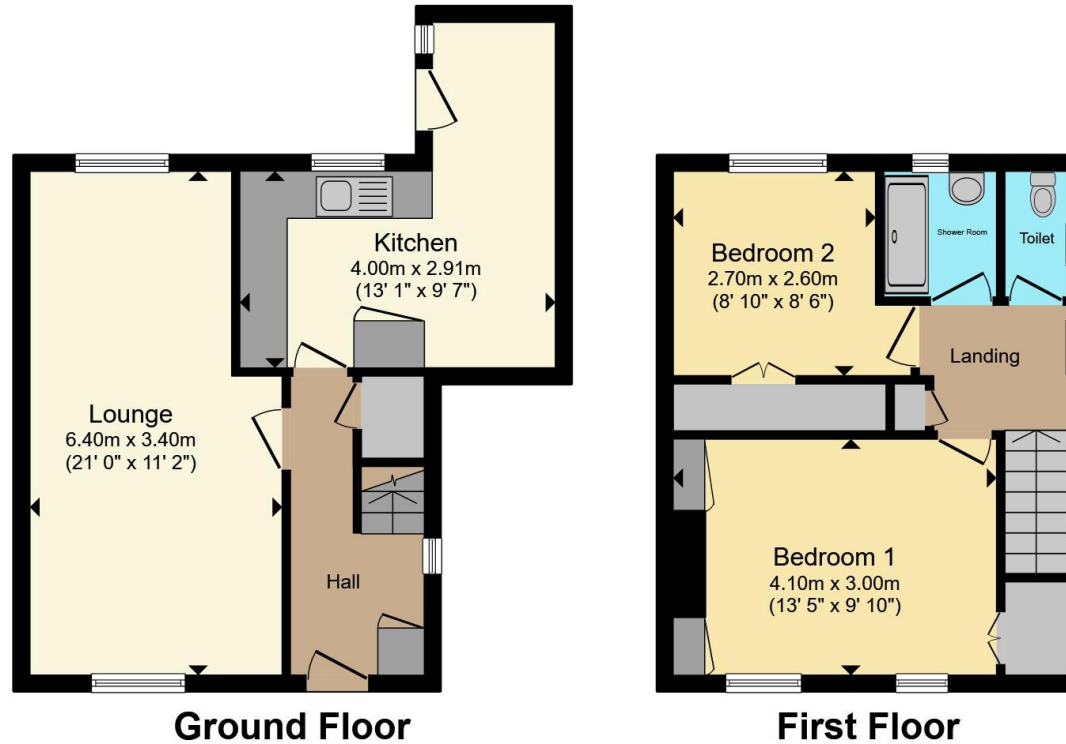
Garden/Garage

Paved and lawned private garden, access to external single garage









Total floor area 71.1 m² (765 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 426 2800
E harborne@connells.co.uk

158 High Street Harborne
 BIRMINGHAM B17 9QE

EPC Rating: B Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/HBO310909



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HBO310909 - 0003