Connells

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for sale

guide price **£150,000**



Lingfield Avenue Birmingham B44 9TU

*** TWO BEDROOMS*** DRIVEWAY *** NO CHAIN ***

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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

12' x 10' 10" (3.66m x 3.30m)

Winnow to front double glazed, Spotlights, One single radiator

Kitchen

14' 4" x 9' 11" (4.37m x 3.02m)

Window to rear double glazed, Double doors to garden, One double radiator, Spotlights

Bedroom One

14' 4" x 10' (4.37m x 3.05m)

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

Bedroom Two

12' x 7' 11" (3.66m x 2.41m)

Window to front double glazed, One ceiling light point, One double radiator

Bathroom



6' 1" x 5' 11" (1.85m x 1.80m)

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

Agent's Note

Please note an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and AML checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead

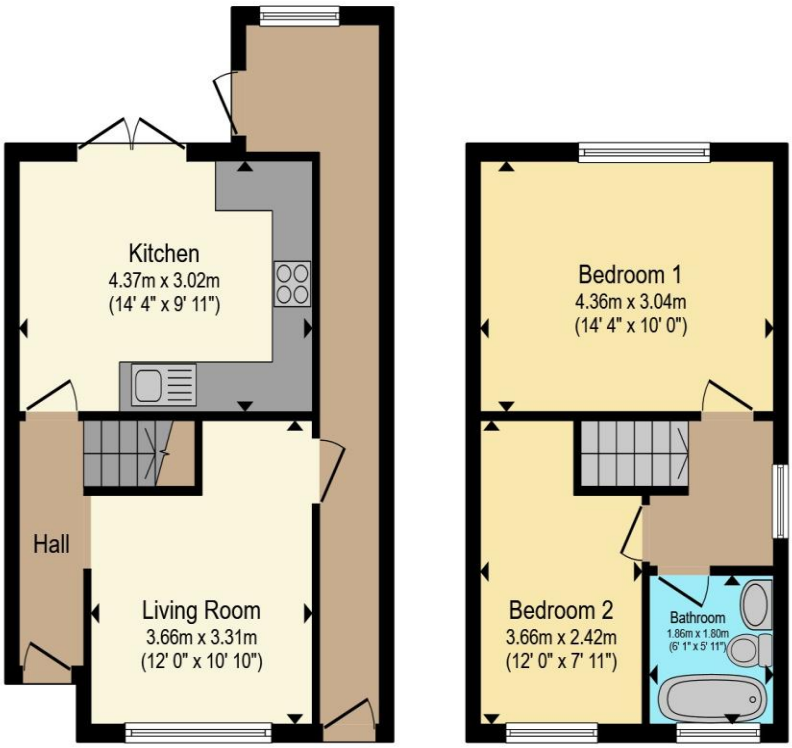
There is a restriction on the title, that applies to the purchase transaction. Your conveyancer can take the necessary steps to advise - The vendor has advised that you cannot keep a Caravan/boat or Mobile Home ata the property











Total floor area 68.7 m² (739 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

Connells





To view this property please contact Connells on

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907 Walsall Road Great Barr
BIRMINGHAM B42 1TN

Property Ref: GBR313013 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: B

view this property online
connells.co.uk/Property/GBR313013

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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