



**Connells**

Riland Court Pages Close  
Sutton Coldfield



## Property Description

A one bedroom, first floor flat, located close to the heart of Sutton Coldfield town centre, close to main road and rail transport links, amenities, bars and restaurants and Good Hope Hospital. OFFERED WITH NO UPWARD CHAIN. IN NEED OF UPDATING. SHORT LEASE. Communal hallway, private hallway, lounge/diner, separate kitchen, bedroom overlooking communal gardens and bathroom, electric heating and double glazing.

## 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.

## Communal Hallway

Having doorway giving access into the communal hallway with stairs leading into the property.

## Private Entrance Hall

Having doors giving access into the bedroom, the lounge and the bathroom and door to useful storage cupboard.

## Lounge/Diner

12' 4" x 16' 11" ( 3.76m x 5.16m )

Having double glazed window to the rear overlooking the communal gardens, wooden fireplace with electric fire point, TV aerial point, four wall light fittings, coving to ceiling and door gives access into the kitchen.

## Kitchen

10' 3" x 5' 9" ( 3.12m x 1.75m )

Comprising a fitted kitchen, having fitted base units with roll edge work surfaces over, fitted matching wall units, double glazed window to the front, one and a half bowl stainless steel sink and drainer unit with mixer tap over, cupboards under, space and plumbing for a washing machine and space for a fridge/freezer.

## Bedroom

13' 11" x 10' 2" ( 4.24m x 3.10m )

Having double glazed window to the rear overlooking the communal gardens and two wall light fittings.

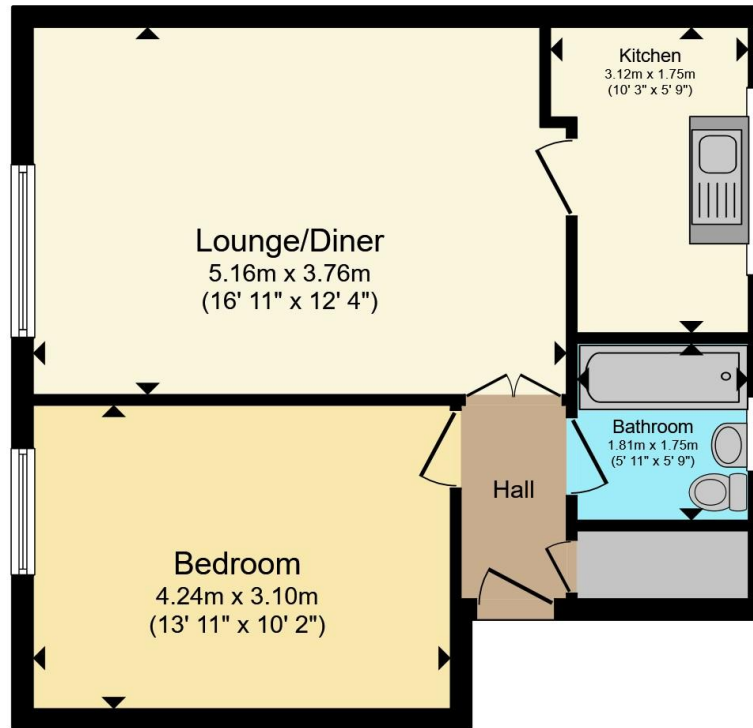
## Bathroom

Comprising a bath with taps over, frosted double glazed window, thermostat control to wall, part tiling to walls, cupboard to wall housing the hot water tank and providing shelving.









Total floor area 47.2 m<sup>2</sup> (508 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 354 4481**  
**E [suttoncoldfield@connells.co.uk](mailto:suttoncoldfield@connells.co.uk)**

4/6 High Street  
 Sutton Coldfield B72 1XA

EPC Rating: E Council Tax Band: A

Service Charge: 805.00 Ground Rent: 10.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SCO311225](http://connells.co.uk/Property/SCO311225)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1955. 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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Property Ref: SCO311225 - 0003