

for sale

guide price **£250,000** Freehold



Marcliff Crescent Shirley Solihull B90 1LU

Situated in a desirable and well-established residential area, this attractive property offers an excellent opportunity for families and professionals alike. Combining generous living space with modern comfort, the home is ideally positioned close to local amenities, schools and transport links!

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- Energy Rating: B
- 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.

Porch Hall

Radiator
Stairs

Lounge 14' 5" x 12' 2" (4.39m x 3.71m)

Double Glazed Bay Window
Radiator
Electric Fire

Kitchen/Diner 18' 8" x 7' 10" (5.69m x 2.39m)

Double Glazed Window to Rear

Fitted Wall and Base Units
Sink
Gas Hob and Oven

Garage 16' x 6' 11" (4.88m x 2.11m)

Utility Room 10' 8" x 9' 5" (3.25m x 2.87m)

Double Glazed Window to Rear

W.C

Low Level
Radiator

Landing

Double Glazed Window to Side
Loft Access/Hatch
Storage Cupboard
Boiler Cupboard

Bedroom One 10' 10" x 9' 6" (3.30m x 2.90m)

Double Glazed Window to Front
Radiator

Bedroom Two 10' 10" x 9' 6" (3.30m x 2.90m)

Double Glazed Window to Rear
Radiator
Fitted Wardrobe

Bedroom Three 7' 11" x 7' 3" (2.41m x 2.21m)

Double Glazed Window to Front
Radiator

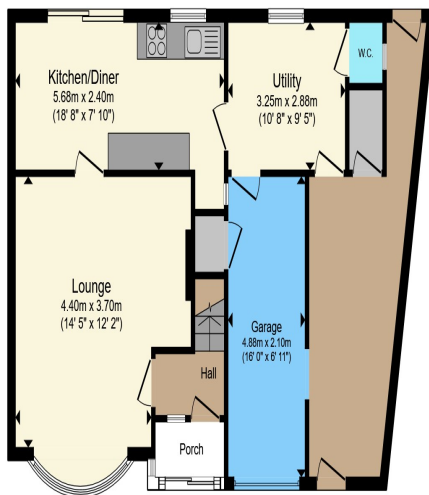
Bathroom

Radiator
Basin
Low Level WC
Bath with Electric Shower
Extraction Fan

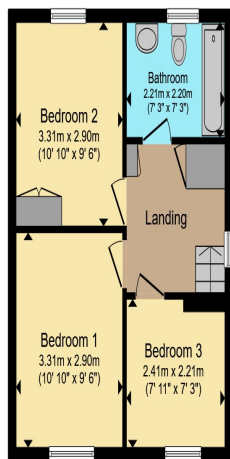
Garden

Lawn
Fencing to Boundaries





Ground Floor



First Floor

Total floor area 114.4 m² (1,232 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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Property Ref: KTH311070 - 0007

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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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