



Connells

Kings Road
SUTTON COLDFIELD



Property Description

Connells are pleased to present this three bedroom period property in a sought after location close to local amenities within walking distance. The property offers two reception rooms and generous kitchen dining space to the ground floor with three bedrooms and family bathroom and separate WC to the first floor. Uniquely this property also boasts two garage spaces to the rear of the garden accessed via a service road. This home is an ideal investment for someone wanting to put their own stamp on a property and requires some cosmetic updating throughout. The house is being offered with NO UPWARD CHAIN and viewing is highly recommended to appreciate all this home has to offer. Accessed via the front door the property comprises:

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

With double glazed UPVC door to the front, double glazed windows to the side and door to entrance hall

Entrance Hall

With wooden single glazed door to the front, radiator, stairs to the first floor and doors to Reception Rooms and Kitchen

Dining Room

10' 11" x 10' 3" maximum (3.33m x 3.12m maximum)

With radiator, double glazed bay window to the front and electric fire

Living Room

11' 1" x 10' 6" maximum (3.38m x 3.20m maximum)

With radiator, double glazed bay window to the rear and electric fire

Kitchen

19' 3" x 7' maximum (5.87m x 2.13m maximum)

Fitted kitchen comprising a range of wall and base units with worktops over, stainless steel sink and drainer, space and plumbing for washing machine, space for freestanding fridge-freezer, radiator, double glazed window to the rear, double glazed door to the garden, under stairs alcove and space for dining table

First Floor Landing

With stairs from the ground floor, loft access, double glazed window to the side and doors to:

Bedroom One

11' 1" x 10' 5" plus the bay (3.38m x 3.17m plus the bay)

Bedroom Two

10' 11" x 10' 5" plus the bay (3.33m x 3.17m plus the bay)

With radiator, double glazed window and wall lights

Bedroom Three

7' 2" x 5' 11" (2.18m x 1.80m)

With radiator, double glazed window and wall lights

Bathroom

Partially tiled suite comprising bath with taps and mains powered shower over wash hand basin, built in cupboard space, two double glazed windows and radiator

WC

Separate low level WC with frosted double glazed window

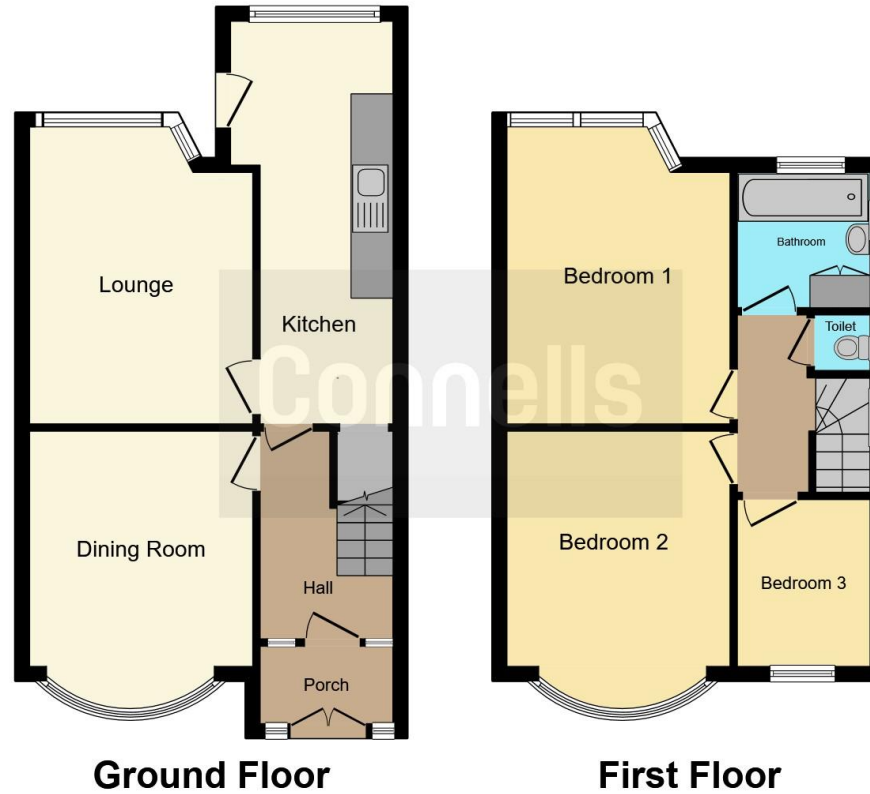
Outside

To the front is a laid to lawn garden space with pathway to front door. To the rear is a fully enclosed garden with lawn, patio and access to two storage Garages. Garages can be accessed either via a side service road or through the rear garden.









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.focalagent.com

To view this property please contact Connells on

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4/6 High Street
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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311518



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.

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