

Connells

Ryland Street
Birmingham

Ryland Street
Birmingham B16 8FS

for sale guide price
£60,000







Property Description

Ideally positioned close to Birmingham New Street Station, Brindleyplace, The Mailbox, and the city's business district, the property offers excellent transport links and easy access to major road networks.

Offered to the market with no upward chain, this superb apartment is ready for immediate occupation and combines modern comfort, convenience, and a prime location, presenting a fantastic opportunity to enjoy everything Birmingham city living has to offer.

New Street Station, local shops, restaurants, and excellent transport links all within easy reach.

This apartment is ideal for professionals, first-time buyers, or investors seeking a well-located property in one of Birmingham's most desirable city-centre areas.

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.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Approach

Residents are welcomed via a secure communal entrance with convenient access to all floors and access to internal garden.

Entrance

Doors off to;

Lounge

The apartment features a sleek, modern kitchen designed to maximise both style and functionality. Its open-plan layout allows it to flow seamlessly into the living space, creating an inviting area perfect for cooking, dining, and entertaining.

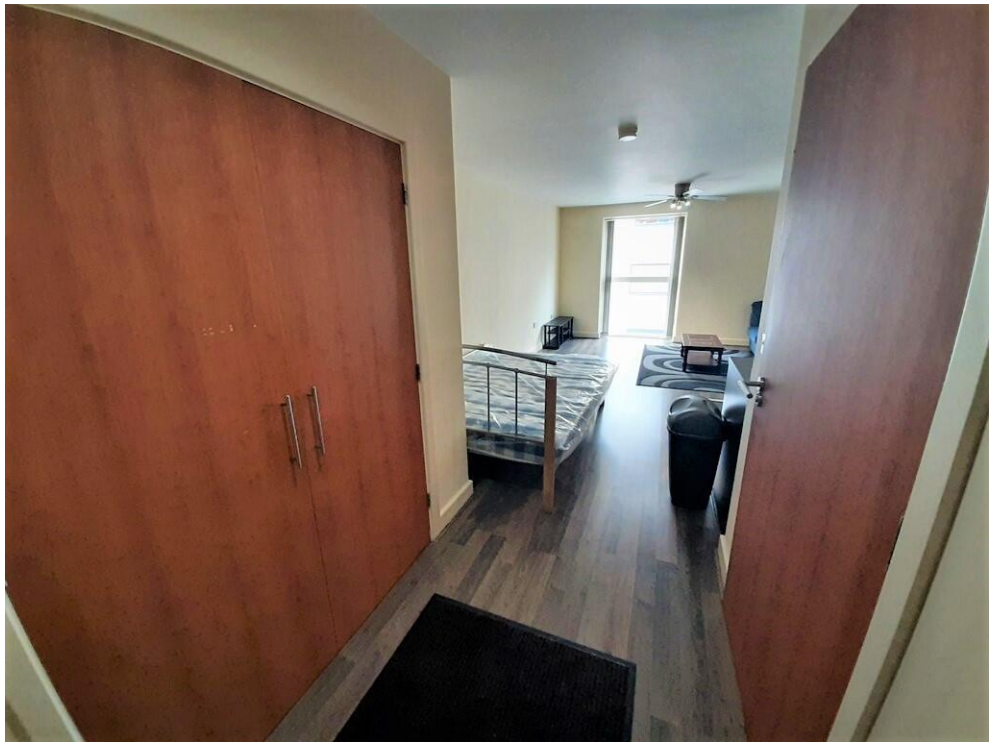
Fully equipped with integrated appliances, including an oven, hob with extractor fan, the kitchen offers all the essentials for everyday living.

Bathroom

The bathroom is well presented and fitted with a modern suite comprising of walk-in shower over, low-level WC, wash-hand basin and headed rail.

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To view this property please contact Connells on

T 0121 212 0800
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145 Great Charles Street Queensway
BIRMINGHAM B3 3LP

EPC Rating: B

Council Tax Band: B

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/DIG114291

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.