

Connells

Island Road
Birmingham

Island Road
Birmingham B21 8NR

for sale guide price
£180,000







Property Description

THREE BEDROOM SEMI-DETACHED PROPERTY WITH GARAGE AND DRIVEWAY SET WITHIN A STONES THROW OF SANDWELL RECREATION GROUND This residence briefly comprises of: Three bedrooms, through lounge, conservatory area, utility area, kitchen, driveway & garage large staggered garden to the rear. This property is also conventionally located close to local amenities and public transport links to Birmingham City Centre & West Bromwich. Call TODAY to avoid DISAPPOINTMENT 0121-357-6877.

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 Notes

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

We have been unable to verify if Planning Permission or Building Regulation Certification has been provided for the previous works undertaken to the property. We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.'

Accommodation

Entrance Hall

Front door giving access to Entrance Hall with doors off to

Lounge

25' 4" x 9' 11" (7.72m x 3.02m)

Kitchen

9' x 7' 2" (2.74m x 2.18m)

Utility

7' 5" x 5' 8" (2.26m x 1.73m)

Lean To

First Floor Accommodation

Stairs from entrance hall to first floor landing

Master Bedroom

12' 5" x 8' 3" (3.78m x 2.51m)

Bedroom 2

10' 6" x 7' 4" (3.20m x 2.24m)

Bedroom 3

6' 9" x 5' 9" (2.06m x 1.75m)

Bathroom

With suite to comprise of low level WC, Bath with shower over and wash hand basin

Outside

To the rear of the property is a tiered, enclosed garden.
















LONDON



Ground Floor **First Floor**

Total floor area 120.9 m² (1,301 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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EPC Rating: D

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/GBR313274

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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.