



Green Leigh
Birmingham

burchell
edwards

Green Leigh Birmingham B23 5QL

for sale guide price
£65,000



Property Description

This one-bedroom apartment offers a practical layout and well presented accommodation, making it an excellent option for a first-time buyer, downsizer or buy-to-let investor. The property includes a spacious lounge, separate fitted kitchen, bedroom, bathroom and entrance hall, with a bright and functional feel throughout.

Internally, the apartment benefits from neutral décor, wood-effect flooring to the main living areas and a modern kitchen with a range of fitted units. The bathroom is fitted with a white suite, while the bedroom provides a comfortable and private space. Externally, the property is set within a purpose-built development with communal entrance access and well-kept surrounding grounds.

Green Leigh is well placed for local amenities in Erdington, with access to shops, supermarkets, bus routes and road links towards Birmingham city centre and the surrounding 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.

Lounge

12' x 9' 9" (3.66m x 2.97m)

Kitchen

9' 8" x 5' 3" (2.95m x 1.60m)

Bedroom

7' 7" x 6' 3" (2.31m x 1.91m)

Bathroom

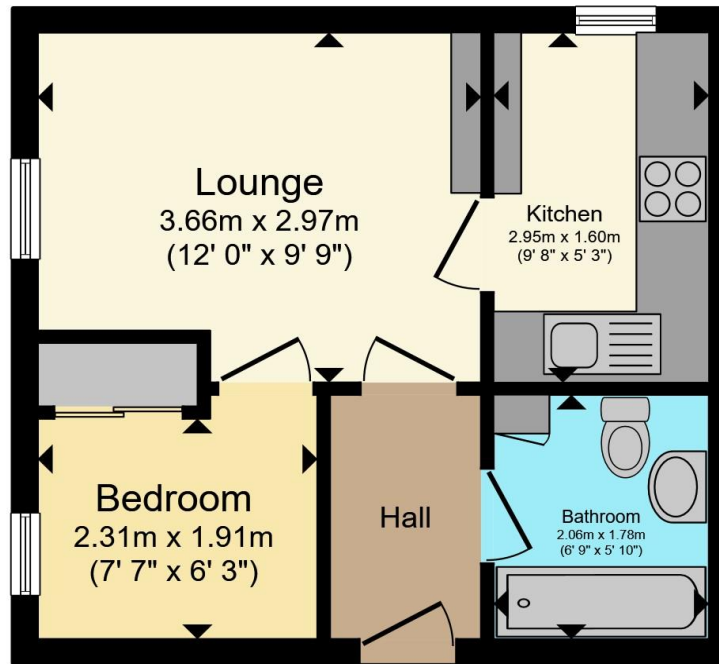
8' 3" x 5' 10" (2.51m x 1.78m)











Floor Plan

Total floor area 28.3 m² (305 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 Burchell Edwards on

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Unit 3 Queens Court, Gravelly Hill Erdington
 BIRMINGHAM B23 6BJ

EPC Rating: D Council Tax
 Band: B

Service Charge: 825.00 Ground Rent:
 45.00

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/ERD208264

This is a Leasehold property with details as follows; Term of Lease 90 years from 09 Sep 2015. 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.

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