


## 3 bed terraced house to buy in

Coniston Close, Birmingham, West Midlands, B28 9DD

# £150,000 Starting Bid

x 3 x 1 x 1

Tenure

**Leasehold**

Garage parking

## Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate 'exchange of contracts' available
- Spacious Lounge/Dining Room
- Three Bedrooms
- EPC Rating D

## Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good


### Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk


- Flexible viewing slots
- Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply

AUCTIONEERS COMMENTS In order to secure the property and ensure commitment from the seller, upon exchange of contracts

the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the

purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc

VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the

agreed purchase price and consideration should be made by the purchaser in relation to any Stamp

Duty Land Tax liability associated with overall purchase costs.

AUCTIONEERS ADDITIONA L COMMENTS Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and

are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction

terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The

Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 40

Price: Starting Bid £150,000

Property Type: Terraced House

Parking: Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## ENTRANCE HALL

*3.19m x 1.96m (10'5" x 6'5")*

with double glazed window to front, double glazed entrance door at side, radiator and stairs to the first floor.

## LOUNGE/DINING ROOM

## LOUNGE AREA

*4.99m x 4.20m (16'4" x 13'9")*

with two radiators, double glazed window at front and understairs storage cupboard off.

## DINING ROOM

*3.03m x 2.32m (9'11" x 7'7")*

with double glazed window to the rear and radiator.

## KITCHEN

*2.95m x 2.70m (9'8" x 8'10")*

having range of fitted base cupboards with roll edge work surfaces, inset single drainer sink unit, gas cooker point, plumbing for washing machine, double glazed window to the window with door to the rear garden.

## LANDING

with Boiler Cupboard off housing the Worcester gas combination boiler and access to loft space.

## BEDROOM ONE

*3.85m x 3.28m (12'7" x 10'9")*

with radiator and double glazed window.

## BEDROOM TWO

*4.14m x 3.27m (13'6" x 10'8")*

with double glazed window and radiator.

## BEDROOM THREE

*2.79m x 2.30m (9'1" x 7'6")*

with store cupboard, radiator and double glazed window.

## BATHROOM

*2.76m x 1.85m (9'0" x 6'0")*

fitted with panelled bath having shower over, pedestal wash hand basin, low level w.c., heated towel rail and obscure double glazed window to the rear.

## REAR GARDEN

To the rear is an enclosed garden with paved patio area, lawn and gateway opening onto rear pedestrian right of way.

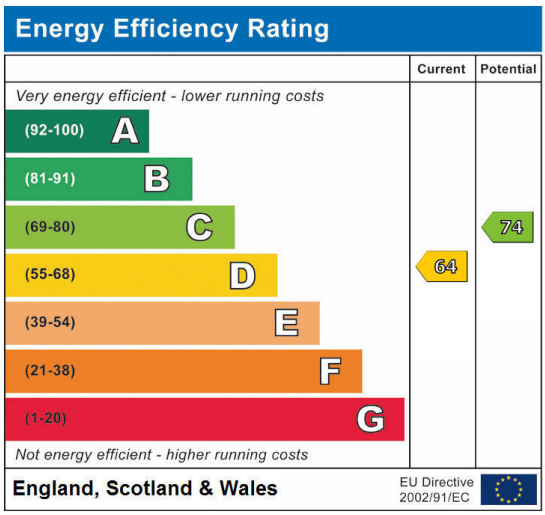
## SINGLE GARAGE

situated in nearby communal block.




For Illustrative Purposes Only Not to Scale

MARTIN&CO




## Coniston Close, Birmingham, West Midlands, B28 9DD

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.