

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Ermington Crescent, Firs Estate, Birmingham, B36 8AS

Auction Guide £195,000



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**** AUCTION SALE ***** SUBJECT TO RESERVE PRICE ***** BUYERS FEES APPLY****

This semi-detached property requires modernisation throughout so would make a great project for the right person. The property has plenty of scope to create a great family home in a popular location. The property currently has a DRIVEWAY to the front, enclosed entrance porch, entrance hallway, TWO RECEPTIONS with the rear one being EXTENDED, kitchen, utility area to the side which tapers to follow the boundary line, single side GARAGE and a tapering WORKSHOP/STORAGE to the side of the garage area. To the first floor there are THREE BEDROOMS (two doubles and a single, and a family SHOWER room. Energy Efficiency Rating:- Awaiting

AUCTION INFORMATION

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will

receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Front Garden/Driveway

Low wall border to one side and to the front, fence border to the other side of the paved driveway providing off road parking, crazy paved front garden area and an access door to the side entry. Further French doors allowing access to:-

Entrance Porch

Windows to the front and to one side, ceiling mounted light and a further door allowing access to:-

Entrance Hallway

13'6" x 5'8" (4.11m x 1.75m)

Stairs rising to the first floor landing area with storage below, radiator, decorative dado rail to the walls and an ornate picture rail also to the walls.

Reception Room One

13' max 9'10" min x 9'10" (3.96m max 3.00m min x 3.00m)

Double glazed window to the front and to one side with a single glazed window to the other side creating a bay area.

Radiator, niche with a shelving area inset to the chimney breast, and shelving to one side. Ornate decorative picture rail to the wall areas.

Reception Room Two

18'8" x 9'10" max 8'2" min (5.69m x 3.00m max 2.49m min)

Double glazed window to the side and to the rear, radiator, decorative coving finish to the ceiling and a decorative ceiling rose also to the ceiling.

Kitchen

7' x 6'7" (2.13m x 2.01m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit. Partly tiled walls, wall mounted boiler, double glazed window to



the rear and a door to the side allowing access to:-

Utility Area

7'10" max x 5'9" min x 6'2" (2.39m max x 1.75m min x 1.88m)

Base units, gas cooker point, wall mounted Belfast sink, and panelling to one wall. Partly tiled wall, door to the rear into the rear garden area, storage area, further door to the front leading to an entrance area, and a further door to the front leading to the garage area.

FIRST FLOOR

Landing

Loft access via the hatch area, window to the side, and doors to:-

Bedroom One

13' max x 9'10" min x 9'10" (3.96m max x 3.00m min x 3.00m)

Double glazed bay window to the front, radiator, and built in wardrobes either side of the chimney breast area.

Bedroom Two

12'1" x 9'10" (3.68m x 3.00m)

Double glazed window to the rear,

radiator, and a built in wardrobe to one corner.

Bedroom Three

7'2" x 6'6" (2.18m x 1.98m)

Double glazed window to the rear.

Shower Room

7' x 5'3" (2.13m x 1.60m)

Suite comprised of a shower cubicle with an electric shower inset, low flush WC and a pedestal wash hand basin. Tiling to the walls, radiator, and a double glazed window to the rear.

OUTSIDE

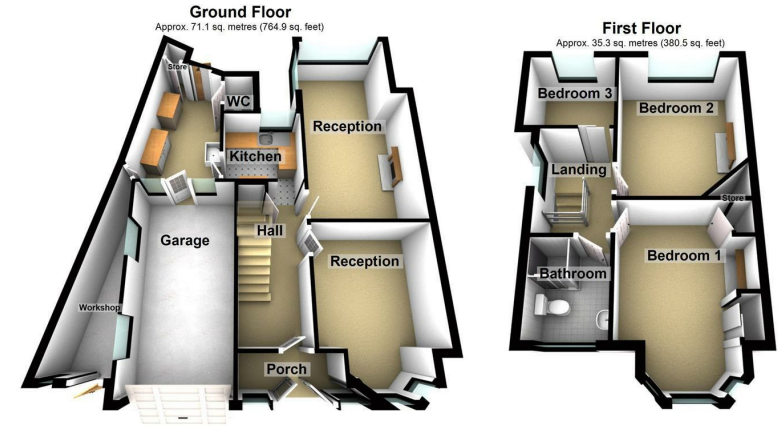
Garage

17' x 8'6" (5.18m x 2.59m)

Single side garage with an up and over door to the front, personal door to the rear with a single glazed window also to the rear into the utility area. Lighting supply.

Rear Garden

Paved patio area and a paved pathway. Garden laid mainly to lawn to one side of the pathway, mature flower bed and shrubbery borders.



Total area: approx. 106.4 sq. metres (1145.3 sq. feet)
This plan is for illustration only and may not be representative of the property. Plan not to scale.
Plan produced using PlanUp.

