

# PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Membury Road, Saltley, Birmingham, B8 1QN

Auction Guide £120,000





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\*\*\*\*\* AUCTION SALE \*\*\*\*\* AUCTION FEES APPLY \*\*\*\*\* AUCTION SALE \*\*\*\*\*

\*\* IN NEED OF MODERNISATION AND REFURBISHMENT THROUGHOUT \*\*

This mid-terrace property requires work throughout and is priced to reflect the work required as these properties normally sell for a much higher figure. The property consists of a front garden area, integral entrance porch, entrance hallway, TWO RECEPTIONS, kitchen area, and a DOWNSTAIRS BATHROOM. To the first floor there are THREE BEDROOMS. Energy Efficiency Rating:- E

### AUCTION INFORMATION

This property is for sale by Traditional Auction. The buyer and seller must Complete within 56 days. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### Front Garden

Low wall border to the front and partly to one side with a fence to the other side of the paved front garden area. Door to:-

### Entrance Porch

3' x 2'10" (0.91m x 0.86m)

Enclosed entrance porch with a further internal door to the rear into:-

### Entrance Hallway

8'9" x 2'10" (2.67m x 0.86m)

Doors to:-

### Reception Room One

13'10" into bay 12'3" to wall x 8'3" (4.22m into bay 3.73m to wall x 2.51m)

Box bay window to the front.

### Reception Room Two

11'7" x 11'2" (3.53m x 3.40m)

Window to the rear, door to the stairs and a further door to:-

### Kitchen

9'2" x 6'3" (2.79m x 1.91m)

Wall and base units with a stainless steel sink and drainer incorporated, window to the side and a door into:-

### Inner Vestibule

7'5" x 2'10" (2.26m x 0.86m)

Door to the side allowing access to the rear garden area and a further internal door to:-

### Bathroom

6'9" x 5'7" (2.06m x 1.70m)

Suite comprised of a panelled bath (broken will need replacing) a low flush WC and a pedestal wash hand basin. Wall mounted boiler and a window to the side

### FIRST FLOOR

### Bedroom One

12'2" x 11'6" (3.71m x 3.51m )

Window to the front







Bedroom Two

11'2" x 8'8" (3.40m x 2.64m)

Window to the rear, storage cupboard over the stairs with a loft access hatch incorporated

Bedroom Three

9' x 6'2" (2.74m x 1.88m)

Window to the rear

OUTSIDE

Rear Garden

Due to being overgrown and neighbouring properties throwing unwanted goods in there we cannot advise what exactly this area consists of apart from there are fence borders, and a mature tree

Further Information

The property is sold as seen.

