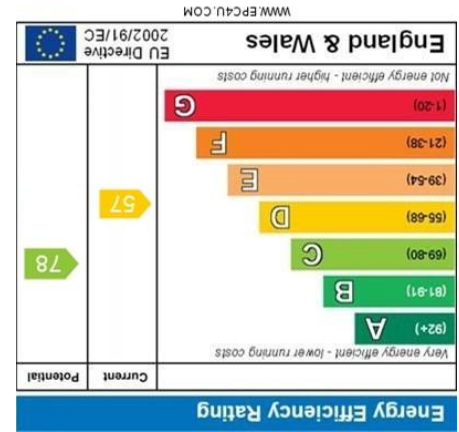


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
Therefore we recommend that you regularly monitor our website or email us for updates.  
Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- FOR SALE VIA MODERN METHOD OF AUCTION
- WELL PRESENTED TWO BEDROOM TERRACED HOME
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES

Rosary Road, Erdington, Birmingham, B23 7RB

Auction Guide Price  
£135,000



## Property Description

FOR SALE VIA MODERN METHOD OF AUCTION

Green and Company are pleased to offer for sale this superbly maintained two bedroom period terraced property in a much sought after road within Erdington. The location allows easy access to all local amenities as well as affording a short commute into Birmingham City Centre. Access to the wider road network is via the nearby M6. Gravelly Hill Railway Station is also within easy reach. The property in brief comprises ; Living room, Dining room, Kitchen, two spacious bedrooms and a bathroom. Please call us now to ensure you do not miss out!

LOUNGE 14' 3" x 11' 3" (4.34m x 3.43m) Having double glazed bay window, radiator, ceiling light and power points.

DINING ROOM 13' 3" x 11' 3" (4.04m x 3.43m) Carpeted and having double glazed window, ceiling light and power points.

KITCHEN 12' 9" x 5' 9" (3.89m x 1.75m) Having a range of wall and base units, gas hob, cooker, ceiling light, double glazed window, double glazed French door and power points.

FIRST FLOOR

LANDING Having access to bedrooms and bathroom.

BEDROOM ONE 11' 2" x 11' 2" (3.4m x 3.4m) Carpeted and having a radiator, double glazed window, ceiling light and power points.

BEDROOM TWO 13' 3" x 8' 3" (4.04m x 2.51m) Carpeted and having a radiator, double glazed window, ceiling light and power points.

BATHROOM 12' 10" x 6' (3.91m x 1.83m) Having shower, bath, double glazed window, low level WC and wash basin.

OUTSIDE At the rear of the property is a spacious garden with a small patio area.

Council Tax Band A Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available for EE, Three, O2 and Vodafone and data available for EE, Three, O2 and Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7Mbps.  
 Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 50Mbps.  
 Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?  
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and the Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.