



44 Kitchener Road

Selly Park, Birmingham, B29 7QD

By Auction £165,000



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

****THREE BEDROOM MID-TERRACE REQUIRING MODERNISATION IN PRIME SELLY PARK LOCATION WITH NO UPWARD CHAIN!**** Period three bedroom mid-terrace home requiring modernisation in this fantastic location in Selly Park which offers not only excellent access into the City Centre, QE Hospital and University via the nearby transport links but also the local attractions which include Cannon Hill Park and Edgbaston Cricket Ground via the River Rea walk which is located behind the house. The property itself has to offer the following accommodation; hallway, two reception rooms, kitchen, downstairs bathroom and access to a rear garden. To the first floor there are three bedrooms. Energy Efficiency Rating G. To arrange your viewing please contact our Moseley office.



Approach

This property is approached via UPVC front entrance door with opaque window leading in to:

Inner Lobby/Hallway

With Laminate floor covering, ceiling light point, wall mounted electric heater and doors opening in to:

Reception Room One

13'5" x 8'3" into bay (4.10m x 2.54 into bay)

With ceiling light point, wall mounted electric heater and double glazed bay window to the front aspect.

Reception Room Two

11'6" x 11'7" (3.53m x 3.55m)

With ceiling light point, coving to ceiling, brick-built fireplace with gas heated fire, double glazed window to the rear aspect, door opening into under stairs storage cupboard providing useful storage, door opening into the stairwell with stairs giving rise to the first floor accommodation and further door opening in to:

Kitchen

6'0" x 10'11" (1.83m x 3.34m)

With tiling to floor covering, tiling to splash backs, wall and base units, wooden work surfaces, stainless steel sink and drainer with hot & cold mixer tap over, wall mounted Main boiler, glazed window to the side aspect and door opening in to:

Inner Lobby Area

With door opening into storage cupboard providing useful storage space, double glazed opaque door leading out to the rear garden and further door opening in to:

Downstairs Bathroom

8'5" x 5'4" (2.59m x 1.63m)

With tiling wall to floor covering, ceiling light point, wall mounted heater, sink on pedestal with separate hot & cold taps over, low flush WC, walk-in shower cubicle with 'Triton' shower attachment above and double glazed opaque window to the side aspect.

Rear Garden

With a paved patio area leading to shed at the rear of the garden and fencing surround.

First Floor Accommodation

With stairs giving rise to the first floor landing, with ceiling light point and doors opening in to:

Bedroom One

11'7" x 11'7" (3.54m x 3.55m)

With ceiling light point, wall mounted electric heater and two double glazed windows to the front aspect.

Bedroom Two

8'5" x 11'8" (2.58m x 3.56m)

With ceiling light point and double glazed window to the rear aspect.

Bedroom Three

5'11" x 10'11" (1.82m x 3.33m)

With ceiling light point and double glazed window to the rear aspect.

Council Tax

According to the Direct Gov website the Council Tax Band for 44 Kitchener Road, Selly Park, Birmingham, B29 7QD is band B and the annual Council Tax amount is approximately £1,739.89 subject to confirmation from your legal representative.

Auction Details

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If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% 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.





Floor Plan



Viewing

Please contact our Rice Chamberlains Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

Energy Efficiency Graph

