

Property details approval form

46 Waldrons Moor, Birmingham, West Midlands, England, B14 6RT

Date: 27 November 2024

Property Ref and Version: KTH310000 - 0008

Not for marketing purposes INTERNAL USE ONLY

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £225,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > No Chain
- > Three bed mid-terrace house
- > Two reception rooms
- > Family bathroom
- > Driveway
- > Freehold
- > Council Tax band B

○ Short Description

A three bedroom semi detached property in need of modernisation, located on the popular Waldrons Moor.

○ Long Description

Perfect for first time buyers, this family home is situated sought after location in the Allens Croft area of Kings Heath. Close to transport links into the city centre, and within walking distance to local amenities such as supermarkets, shops and fast-food places.

Located close to both primary and senior schools.

○ Directions

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○ Agents Note

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○ Room Description

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Front facing door, Front and side facing double glazed windows, door to

Entrance Hall

Front facing stairs, wall mounted radiator, doors to

Lounge

14' 11" x 10' 11" (4.55m x 3.33m)

Front facing double glazed window, two wall mounted radiators, living flame gas fire, door to

Dining Room

11' 11" x 9' 10" (3.63m x 3.00m)

Rear facing double glazed window, wall mounted radiator, door to

Kitchen

10' 7" x 9' 2" Plus recess (3.23m x 2.79m Plus recess)

rear facing double glazed window, door to utility, combination of wall and base units, single drainer sink, doors to

Utility Room

Side and rear facing double glazed window, side facing door, space for a washing machine, door to

W.C

Double glazed window to the rear, low level W.C

Landing

Loft access, doors to

Bedroom 1

15' 2" x 11' 11" (4.62m x 3.63m)

Two rear facing double glazed windows, wall mounted radiator

Bedroom 2

12' 2" extending to 10' 11" x 7' 10" Min (3.71m extending to 3.33m x 2.39m Min)

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○ Room Description

Front facing double glazed window, central heating boiler, wall mounted radiator

Bedroom 3

11' 11" x 10' (3.63m x 3.05m)

rear facing double glazed window, wall mounted radiator

Bathroom

Front facing double glazed window, bath with over bath electric / mixer shower, low level W.C, hand wash basin with vanity unit, heated towel rail.

Front Garden

Off road parking

Rear Garden

Patio area, lawn, shrubs, apple tress, generous wooden shed, side gate access

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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature

Date

	Signature	Date
Anchal Arora		
Mr A.Y. Chaudhry		