

for sale

guide price **£250,000** Freehold



Richmond Road Hockley Birmingham B18 5NH

*****GREAT INVESTMENT OPPORTUNITY***** This period property is presently separated into three self contained flats, One 3 bedroomed ground floor and two, one bedroom First floor properties.



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Property Details

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 £300 inc VAT towards the preparation cost of the pack.

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.

Accommodation

Accessed via front entrance door which opens onto Hallway. Stairs from Hallway give access to two first floor one bedroom flats (18a and 18b)

Ground Floor accessed via private entrance door which opens onto inner hallway.(18)

Apartment 18

Doors off hallway to

Lounge 10' 6" x 11' 10" (3.20m x 3.61m)

Kitchen 14' 3" x 4' 7" (4.34m x 1.40m)

With base units, work surfaces and space for utility.

Bedroom One 12' 9" max x 9' 10" (3.89m max x 3.00m)

Bedroom Two 11' 5" x 9' 1" (3.48m x 2.77m)

Bedroom Three 12' 6" x 12' 8" (3.81m x 3.86m)

Bathroom

With suite

Apartment 16a And 16b

Two one bedroom apartments both on the first floor accessed via stairs at rear of entrance hallway comprising of:

Lounge 27' 2" x 11' 1" (8.28m x 3.38m)

Kitchen 13' 1" x 9' 2" (3.99m x 2.79m)

Bedroom 11' 1" x 13' 1" (3.38m x 3.99m)

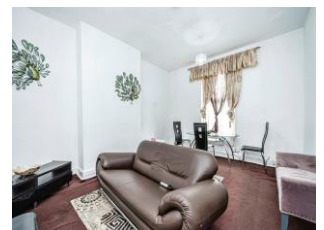
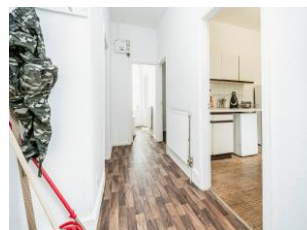
Bathroom

With suite

Outside

To the rear of the property is a shared garden area.

To the front of the property are off road parking spaces





To view this property please contact Connells on

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907 Walsall Road Great Barr
BIRMINGHAM B42 1TN

Tenure: Freehold

EPC Rating: E

Property Ref: GBR311070 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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