



Abbotsford Avenue, BIRMINGHAM B43 6HA

welcome to

Abbotsford Avenue, BIRMINGHAM

*****BUNGALOW***FOUR BEDROOMS***TWO RECEPTION ROOMS***TWO BATHROOMS***OFF ROAD PARKING***SOUGHT AFTER LOCATION***DOUBLE GLAZING***CENTRAL HEATING*****

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

Approach

Paved double drive, double gates to the side, UPVC door into

Porch

Double glazed window to the side, tiled floor, ceiling light point and door into

Entrance Hall

Ceiling light points, radiator, stairs to the dorma extension and doors to

Lounge

14' 7" x 11' 8" (4.45m x 3.56m)

Double glazed window to front, featured fire place with gas fire, laminate flooring and ceiling light point.

Dining Room

10' 1" x 8' (3.07m x 2.44m)

Double glazed window to front, ceiling light point and radiator.

Kitchen

13' 2" x 12' 2" (4.01m x 3.71m)

Double glazed window to rear, wall and base units with roll top work surfaces over, stainless steel sink and drainer unit, electric oven, gas hob with extractor over, plumbing for washing machine and dish washer, tiling to walls, ceiling light point, spotlights, radiator and UPVC door.





Bathroom

Two double glazed windows to side, bath with shower over, wash hand basin, low level WC, tiling to walls, ceiling light point and heated towel radiator.

Bedroom One

10' 2" x 10' (3.10m x 3.05m)

Double glazed window to rear, fitted wardrobes, ceiling light point and radiator.

Bedroom Four

8' 10" x 5' 6" (2.69m x 1.68m)

Double glazed window to side, fitted wardrobes, laminate flooring, ceiling light point and radiator.

First Floor

Bedroom Two

11' 6" x 7' 3" (3.51m x 2.21m)

Double glazed window to rear, storage, laminate flooring, ceiling light point and radiator.

Bedroom Three

9' 8" x 6' 11" (2.95m x 2.11m)

Double glazed window to rear, storage, laminate flooring, ceiling light point and radiator.

Shower Room

Double glazed window to rear, walk in shower, wash hand basin, low level WC, tiling to walls, ceiling light point and radiator.

Rear Garden

Mainly laid to lawn with patio area and shrub, hedge and fenced borders. Double gates to the front and double doors into the garage.

Garage

Double doors to the front, window to the rear, ceiling light point and store room to the side.



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Abbotsford Avenue, BIRMINGHAM

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DORMA BUNGALOW
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

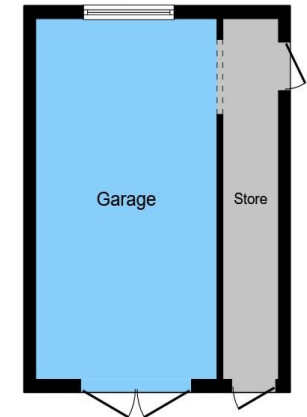
£200,000



Ground Floor



First Floor



Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
GRB108674 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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