



Wellington Road, Handsworth BIRMINGHAM B20 2DY

welcome to

Wellington Road, Handsworth BIRMINGHAM

FREEHOLDMID TERRACE***FIVE BEDROOMS***TWO RECEPTION ROOMS***TWO BATHROOMS***DOUBLE GLAZING***CENTRAL HEATING***LARGE GARAGE***

##Invalid Field Name##

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.

Agent Note

Council Tax Band B

Approach

Paved front door into

Porch

Bricked Porch, with UPVC door and vinyl flooring, door into

Entrance Hall

Stairs to first floor, understairs cupboard, radiator, vinyl flooring, floors to

Lounge

13' not into bay x 12' 6" (3.96m not into bay x 3.81m)
Double glazing bay window to front of property, carpeted, Ceiling light point, radiator

Dining Room

12' 6" x 10' 1" (3.81m x 3.07m)
Ceiling light point, vinyl flooring, radiator, door into lean to.

Kitchen

11' 3" x 8' 10" (3.43m x 2.69m)
Double glazed window to rear of property, radiator, tiled flooring, a range of wall and base units, sink and drainer, ceiling light point, space for freestanding white goods

Lean To

10' 3" x 4' 7" (3.12m x 1.40m)
Double glazed window, radiator, vinyl flooring, door to dining room

Ground Floor Bathroom

Double glazed window to side, panelled and painted walls, tiled flooring, bath with shower over, sink, WC,

First Floor Bedroom One

16' 10" x 13' 1" (5.13m x 3.99m)





Two double glazed windows to front of the property, Ceiling light point, radiator, carpeted

Bedroom Two

11' 4" x 10' 11" (3.45m x 3.33m)
Double glazing window to rear, carpeted, ceiling light point, radiator

Bedroom Three

11' 6" x 10' 2" (3.51m x 3.10m)
Double glazing to rear, carpeted, radiator, ceiling light point

Bathroom

Double glazed window to side of property, bath with shower over, WC, sink, vinyl flooring, ceiling light point, radiator

Second Floor

Bedroom One

16' 11" x 13' 7" (5.16m x 4.14m)
Double glazed window to front of property, carpeted, radiator, ceiling light point

Bedroom Two

11' x 9' 7" (3.35m x 2.92m)
Double glazed skylight to rear of property, carpeted, ceiling light point, radiator

Rear Garden

Garden is spit into two parts, patio area with side shared access.

Garage

Room for three cars, with rear access through access road



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Wellington Road, Handsworth BIRMINGHAM

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FREEHOLD
- MID TERRACE

Tenure: Freehold EPC Rating: D

guide price

£245,000



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

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Property Ref:
GRB111092 - 0006

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