



Baker House Grove, Birmingham B43 5HX

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Baker House Grove, Birmingham

FREEHOLD*THREE BEDROOM***SEMI DETACHED***GARAGE***DRIVEWAY***EXTENDED***CENTRAL HEATING***DOUBLE GLAZED*****

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.

Agent Note

The Council Tax Band is C.

Lounge

15' 4" x 12' 2" (4.67m x 3.71m)
Window to rear, laminated floor.

Dining Room

15' 11" x 15' 10" (4.85m x 4.83m)
Two patio doors to rear, two ceiling light points, radiator.

Kitchen

14' 7" x 6' 11" (4.45m x 2.11m)
Double glazed window to side, UPVC door to side, a range of wall and floor cabinets with roll top worksurface, stainless steel sink and drain, plumbing for washing machine, dishwasher, gas cooker point, extractor.





Bedroom One

12' 2" x 9' 1" (3.71m x 2.77m)

Double glazed window to front, laminated floor, ceiling light point, radiator.

Bedroom Two

10' 2" x 9' 8" (3.10m x 2.95m)

Double glazed window to rear, ceiling light point, radiator.

Bedroom Three

9' 2" x 7' (2.79m x 2.13m)

Double glazed window to front, ceiling light point, laminated floor, radiator.

Bathroom

Double glazed window to rear, tiled, radiator, bath with separate shower, ceiling light point.

W/C

Double glazed window to side, w/c, ceiling light point, tiled.

Rear Garden

Patio and lawn area



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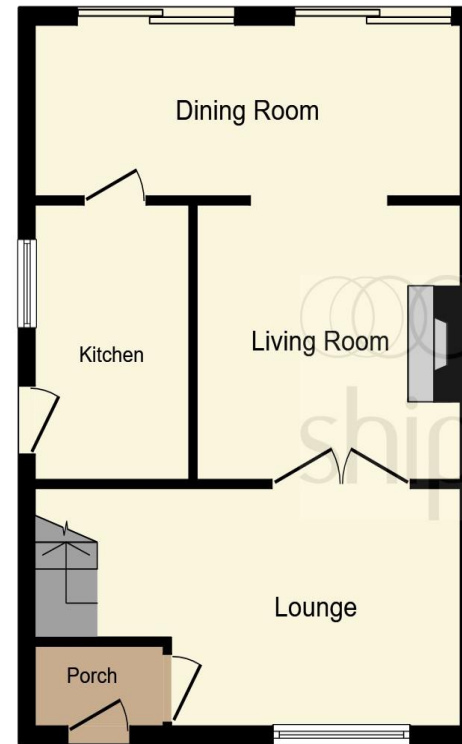
Baker House Grove, Birmingham

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

Tenure: Freehold EPC Rating: E

guide price

£180,000



Ground Floor



First Floor

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:
GRB111380 - 0004

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