



Normandy Road, Birmingham B20 3BB

welcome to

Normandy Road, Birmingham

FREEHOLDMID TERRACE***TWO BEDROOM***DOUBLE GLAZED***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 4.5% 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

Council Tax Band A

Lounge

11' 5" x 11' 2" (3.48m x 3.40m)

Double glazed bay window to the front of the property, carpeted, gas fire, ceiling light point, radiator





Dining Room

12' 3" x 11' 5" (3.73m x 3.48m)

Double glazed window to the rear of the property, gas fire, carpeted, ceiling light point, radiator

Kitchen

17' 5" x 6' 4" (5.31m x 1.93m)

Extended kitchen, Double glazed sliding doors to the rear of the property, two double glazed windows to the side of the property, a range of wall and floor cabinets with a roll top worksurface, sink and drain, vinyl flooring, wall mounted boiler

Bedroom One

11' 6" x 11' 3" (3.51m x 3.43m)

Double glazed window to the front of the property, carpeted, ceiling light point, radiator

Bedroom Two

12' 3" x 11' 6" (3.73m x 3.51m)

Double glazed window to the rear of the property, carpeted, ceiling light point, radiator

Bathroom

Double glazed window to the rear of the property, WC, hand wash basin, bath with over shower, ceiling light point, storage cupboard

Rear Garden

Slabbed area with rear gated access, fish pond, wooden shed



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Normandy Road, Birmingham

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

Tenure: Freehold EPC Rating: Awaited

guide price

£120,000



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:
GRB111483 - 0002

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