



Highland Road, Great Barr Birmingham B43 7SH

welcome to

Highland Road, Great Barr Birmingham

Three bedroom house on Highland Road, Great Barr, offering plenty of potential with a large driveway, garage, spacious rooms, and a generous rear garden. Requires modernisation. Ideal for buyers looking to renovate and personalise.

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 C

Entrance Hall

Radiator, ceiling light point, understairs cupboard

Lounge

17' 2" into bay x 9' 10" (5.23m into bay x 3.00m)

Double glazed bay window to the rear of the property, carpeted, gas fire with surround, ceiling light point

Dining Room

14' 6" into bay x 10' 1" (4.42m into bay x 3.07m)

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

Kitchen

14' 9" x 8' 2" max (4.50m x 2.49m max)

Double glazed window to the rear of the property, a range of wall and base cabinets with a roll top worksurface, sink and drainer, wall mounted boiler, two strip lights, carpeted





Landing

Double glazed window to the side of the property, ceiling light point, loft access

Bedroom One

13' x 9' 11" (3.96m x 3.02m)

Double glazed window, carpeted, overhead cupboards, ceiling light points, radiator

Bedroom Two

12' 11" x 10' 2" (3.94m x 3.10m)

Double glazed window to the front of the property, fitted wardrobes and over head cupboards, carpeted, ceiling light point, radiator

Bedroom Three

8' 6" x 5' 10" (2.59m x 1.78m)

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

Bathroom

Double glazed rear window , electric shower over the bath, cupboard housing water tank,WC, sink, radiator, ceiling light point

Rear Garden

Side access, garage to side , large garden



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- LARGE DRIVEWAY WITH AMPLE PARKING
- GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£180,000



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:
GRB111950 - 0004

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