

property details **approval form**

16 Cambridge Crescent, Birmingham, West Midlands, B15 2JD

Date: 21 November 2024

Property Ref and Version: HBN110996 - 0007

selling your home with us!



>> **let's get your property sold!**

After visiting your property, we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

Your Shipways office: 172 High Street, Harborne, BIRMINGHAM, West Midlands, B17 9PP
T 0121 427 3264 E harborne@shipways.co.uk

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>> **price**

guide price £250,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers' fees apply.
- > Four-bedroom end-terrace property
- > Great investment opportunity
- > No chain
- > Potential to extend STP.
- > Spacious living room
- > Fitted kitchen/dining room.
- > Downstairs Toilet
- > Secure rear garden
- > EPC Rating: D

>> **short description**

*** FOUR-BEDROOM END-TERRACE PROPERTY *** GREAT INVESTMENT OPPORTUNITY *** OFFERED TO THE MARKET WITH NO CHAIN *** POTENTIAL TO EXTEND STP *** SPACIOUS LOUNGE *** FITTED KITCHEN/DINER *** DOWNSTAIRS WC/CLOAKROOM *** FAMILY BATHROOM *** SECURE REAR GARDEN ***

>> **long description**

This is an amazing opportunity to acquire a spacious four-bedroom end-terrace property in the ever popular and sought after location of Edgbaston. This property is in need of some modernisation but has amazing potential and lots of room to extend the property subject to planning. The property is conveniently near to lots of local transport links taking you into Birmingham City Centre and other neighbouring areas, as well as being within a short distance of the Queen Elizabeth Hospital and Birmingham University, and Harborne Highstreet for access to shops and amenities for all needs.

The property comprises in further detail- The entrance porch leads to the hallway which gives access to the living room, the kitchen/diner and the downstairs toilet/cloakroom. Stairs ascend from the hallway to the first-floor accommodation which hosts the four bedrooms and the family bathroom.

This is an outstanding property both in its location and accommodation available. This property is offered to the market with no chain. Viewing is highly recommended.

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>> **room description**

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.

Entrance Hall

Single glazed door, radiator.

Living Room

18' 6" x 11' 4" (5.64m x 3.45m)

Double glazed windows to the front and rear and two central heating radiators.

Kitchen/Diner

18' 5" x 11' 4" (5.61m x 3.45m)

Fitted kitchen with a range of wall and base units, a sink/drain, gas hob/oven, plumbing for a washing machine, double glazed windows to the front and rear and a central heating radiator.

Cloakroom

W/C, sink and single glazed window.

Landing

Bedroom One

12' 2" x 8' 11" (3.71m x 2.72m)

Double glazed windows to the front and a radiator.

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>> **room description**

Bedroom Two

9' 8" x 8' 11" (2.95m x 2.72m)

Double glazed windows to the front and radiator.

Bedroom Three

11' 7" x 5' 11" (3.53m x 1.80m)

Rear double-glazed window, radiator.

Bedroom Four

11' 6" x 9' 3" (3.51m x 2.82m)

Rear double-glazed window, radiator.

Bathroom

Double glazed window to the front, radiator, bath with mixer taps, a w/c and sink.

Agent Notes

The Council Tax Band is B. The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

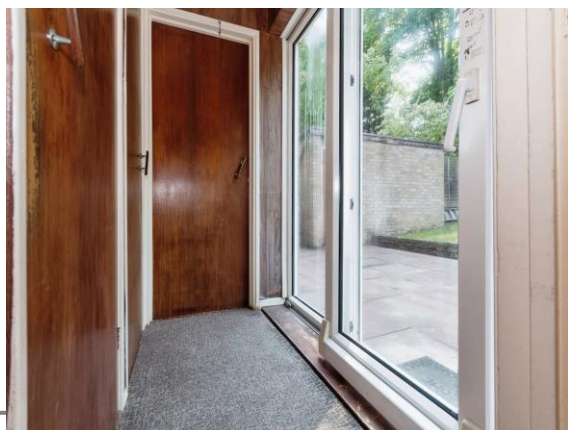
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>> floor plan



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

>> approval

	Signature	Date
Jamie Grice		
Mrs J.A. Cherry		

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