



**Harts Green Road, Birmingham B17 9TZ**



**welcome to**

## **Harts Green Road, Birmingham**

FANTASTIC HARBORNE LOCATION \*\*\*\* SET WITHIN A POPULAR CUL DE SAC \*\*\*\*\*TRADITIONAL SEMI DETACHED \*\*\*\* GARAGE TO THE SIDE \*\*\*\* DRIVEWAY TO THE FRONT \*\*\*\* FRONT AND REAR GARDENS \*\*\*\* THREE BEDROOMS \*\*\*\* IN NEED OF MODERNISATION AND IMPROVEMENT \*\*\*

### **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 Notes**

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

frames involved

### **Entrance Porch Reception Hallway**

Stairs to first floor and doors to all ground floor accommodation.

### **Lounge**

10' 8" x 12' 7" ( 3.25m x 3.84m )

Double glazed bay window to front, central heating radiator and gas fire.

### **Reception Room Two**

9' 8" x 14' 4" ( 2.95m x 4.37m )

Double glazed windows and door to rear, central heating radiator and gas fire.

### **Kitchen**

5' 9" x 8' 2" ( 1.75m x 2.49m )

Double glazed windows to side and rear, wall and base units.

### **Downstairs Cloakroom**

Double glazed window to side, wc and sink.

### **Bedroom One**

10' 8" x 8' 5" ( 3.25m x 2.57m )

Double glazed bay window to rear and central heating radiator.

### **Bedroom Two**

12' 4" x 11' 1" ( 3.76m x 3.38m )

Double glazed bay window to front and central heating radiator.

### **Bedroom Three**

9' 8" x 7' 8" ( 2.95m x 2.34m )

Double glazed window to front and central heating radiator.





### **Bathroom**

Double glazed window to rear, sink, bath with mixer tap and shower over.

### **Separate Wc**

Wc.

### **Rear Garden**

Lawn and patio.



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## Harts Green Road, Birmingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TRADITIONAL SEMI DETACHED
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

**£250,000**



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](http://www.focalagent.com)

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Property Ref:  
HBN110641 - 0009

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