

# property details **approval form**

154 Edgewood Road, Kings Norton, Birmingham, West Midlands, B38 9RR

**Date:** 20 November 2024

**Property Ref and Version:** HBN110951 - 0005

# 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**

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guide price £120,000

Tenure: Freehold

## >> **key features**

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- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers' fees apply.
- > Two-bedroom mid-terrace property
- > Great location
- > No chain
- > Great buy-to-let opportunity or first time buy.
- > Living room
- > Fitted kitchen.
- > Family bathroom
- > Secure rear garden
- > EPC Rating: C

## >> **short description**

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\*\*\* TWO-BEDROOM MID-TERRACE PROPERTY \*\*\* SOUGHT AFTER LOCATION \*\*\* LIVING ROOM \*\*\* FITTED KITCHEN \*\*\* FAMILY BATHROOM \*\*\* SECURE REAR GARDEN \*\*\* GREAT BUY-TO-LET OPPORTUNITY OR FIRST TIME BUY \*\*\* NO CHAIN \*\*\*

## >> **long description**

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This is a great opportunity to acquire a two-bedroom mid-terrace property in the ever popular residential location of Kings Norton which will make for an excellent buy-to-let investment or first time purchase. The property is located near to local shops and amenities for all needs and is near to excellent transport links to Birmingham City Centre and other neighbouring areas.

The property comprises in further detail- The entrance hallway gives access to the kitchen and living room. Stairs ascend from the hallway to the first-floor accommodation which hosts the two bedrooms and family bathroom. The property also benefits from a secure rear garden.

This is a great property both in its location and accommodation available. Viewing is highly recommended.

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## >> room description

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### **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 Hallway**

#### **Kitchen**

11' 4" x 12' 4" ( 3.45m x 3.76m )

With a range of wall and base units, a sink and drainer, an electric oven, gas hob, plumbing for a washing machine, double glazed windows to the front and a radiator.

#### **Living Room**

10' 4" x 17' 3" ( 3.15m x 5.26m )

With double glazed windows to the rear, a radiator and door out to rear garden

#### **Landing**

#### **Bedroom One**

14' 4" x 8' 5" ( 4.37m x 2.57m )

With a double-glazed window to the rear and a radiator

#### **Bedroom Two**

11' 4" x 14' 4" ( 3.45m x 4.37m )

With a double-glazed window to the front and a radiator

#### **Bathroom**

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With a double-glazed window to the rear, bath with shower over, w/c, sink and radiator

### **Agent Note**

The Council Tax Band is A.

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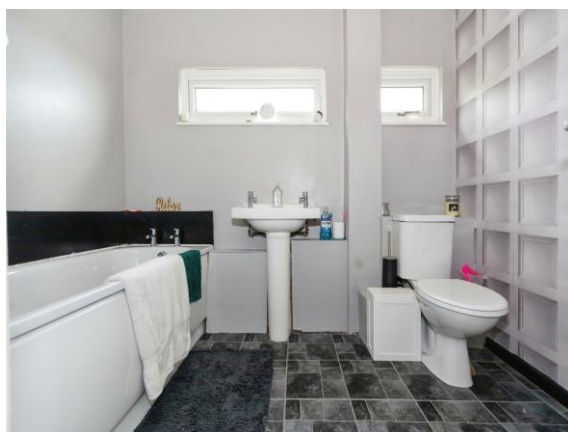
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## >> floor plan



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

Mr C.K. Fray

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