

# property details **approval form**

48 Selwyn Road, Birmingham, West Midlands, B16 0SN

**Date:** 20 November 2024

**Property Ref and Version:** HBN110882 - 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 £550,000

Tenure: Freehold

## >> **key features**

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- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers' fees apply.
- > Four-bedroom detached property with two bed annex.
- > Amazing investment opportunity
- > In need of renovation
- > Generous accommodation throughout
- > Driveway & garage
- > EPC Rating: D

## >> **short description**

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\*\*\* FOUR-BEDROOM DETACHED PROPERTY WITH TWO-BED ANNEX \*\*\* GENEROUS ACCOMMODATION THROUGHOUT \*\*\* IN NEED OF RENOVATION \*\*\* GREAT INVESTMENT OPPORTUNITY \*\*\* FOUR RECEPTION ROOMS \*\*\* TWO KITCHENS \*\*\* TWO FAMILY BATHROOMS \*\*\* GARAGE \*\*\* DRIVEWAY \*\*\* SECURE REAR GARDEN \*\*\*

## >> **long description**

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This is an amazing opportunity to secure a very unique and rare to market property. The four-bedroom property offers substantial accommodation and is attached to a self-contained 2-bedroom annex on the side with its own kitchen and bathroom. The property requires renovation and will make for an excellent investment opportunity based on the vast potential that the property has to offer. It is located in a prime residential area of Edgbaston, just a short distance from both Birmingham City Centre and Harborne High Street which both offer a plethora of bars, restaurants, shops, and amenities. It is also within the catchment area of local sought after schools for children of all ages and has excellent transport links nearby making this an excellent place to live.

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The property comprises in further detail- Driveway on approach to the property with access to the garage, the annex, and the entrance to the main property. The entrance hallway to the main property gives access to the front and rear reception rooms, the dining room, kitchen and downstairs toilet. Stairs ascend from the hallway to the first-floor accommodation which hosts the four good sized bedrooms and the family shower room. The annex has its own entrance from the front of the property and has its own living room, kitchen, family bathroom and two bedrooms. The property also benefits from a spacious and secure rear garden.

This is an outstanding property in both its location and accommodation available.

## >> **directions**

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## >> **Agent Note**

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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.

### **Agent Note**

The Council Tax Band is F.

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## >> **property images**



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

## >> approval

**Signature**

**Date**

<b>Jamie Grice</b>		
<b>Mr S. Sandhu</b>		

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