

property details **approval form**

8 Lea Yield Close, Birmingham, West Midlands, B30 2LZ

Date: 10 December 2024

Property Ref and Version: HBN111004 - 0006

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.

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>> **price**

guide price £70,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1983.

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers' fees apply.
- > Ground Floor Studio Maisonette
- > Two allocated parking spaces
- > Cash buyers only
- > Great buy-to-let investment.
- > Popular Residential Area
- > EPC Rating: D

>> **short description**

**** CASH BUYERS ONLY DUE TO LOW LEASE **** GREAT INVESTMENT OPPORTUNITY **** WELL PRESENTED STUDIO MAISONETTE **** GROUND - FLOOR **** FANTASTIC FOR BUY-TO-LET OR FIRST TIME PURCHASE **** TWO ALLOCATED PARKING SPACES ****

>> **long description**

*** CASH BUYERS ONLY DUE TO LOW LEASE *** This well-presented studio maisonette is situated in the popular residential of Cotteridge. This will make for an excellent investment property for buy-to-let or a first-time purchase. Situated near to local transport links for easy access to surrounding areas, and with plenty of local shops and amenities nearby for all needs.

The property comprises in further detail- The entrance hallway gives access to the living room/bedroom, the kitchen, and the bathroom. The property also benefits from having two allocated parking spaces.

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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.

Living Room/Bedroom

14' 4" x 21' 3" (4.37m x 6.48m)

With double glazed windows to the front and side aspect

Kitchen

5' 2" x 9' 1" (1.57m x 2.77m)

With a range of wall and base units, and electric hob and oven with extractor hood over, a sink/drain, plumbing for a dishwasher/washing machine and a double-glazed window to the front

Bathroom

With a sink, w/c, and a bath with shower over.

Agent Note

The Council Tax Band is A. The length of the lease is 99 years from 25th December 1983. We are informed the annual ground rent is £60.00.

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>> property images



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

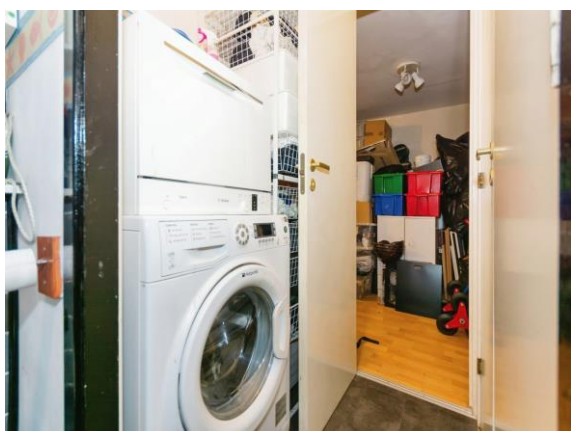
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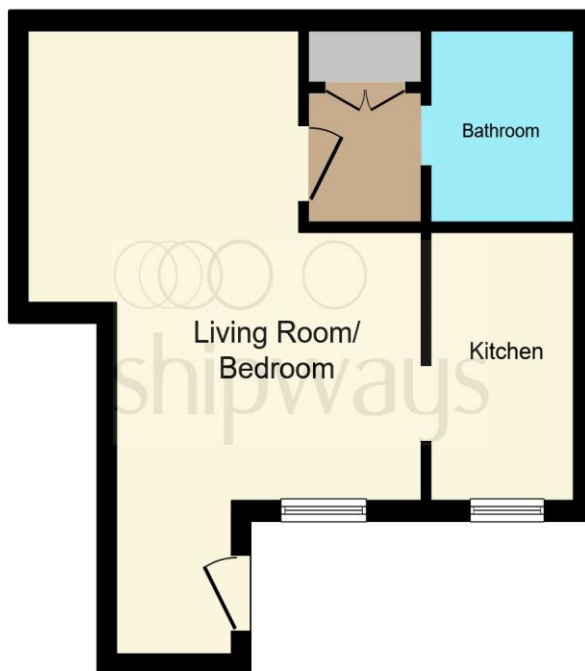
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>> floor plan



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 M. Hayward		

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