

property details **approval form**

258 Selsey Road, Birmingham, West Midlands, England, B17 8JN

Date: 31 October 2024

Property Ref and Version: HBN111180 - 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**

guide price £145,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers' fees apply
- > Two bedrooms
- > Two Reception Rooms
- > Mid Terrace Property
- > No Upward Chain
- > Great Buy to Let Opportunity.
- > EPC Rating: D

>> **short description**

****MID TERRACE PROPERTY *** TWO GOOD SIZE BEDROOM *** UPSTAIRS BATHROOM ****TWO RECEPTION ROOMS *** REAR GARDENS **** FITTED KITCHEN **** GREAT RESIDENTIAL AREA **** NO UPWARD CHAIN

>> **long description**

This property is in a perfect residential area, close to Birmingham City Centre, the New Metropolitan Hospital, and the motorway networks. The property itself comprises in more detail: Lounge, Dining Room, Fitted Kitchen, to the first floor, Landing, Two bedrooms and Family Bathroom. The property also benefits from Rear Garden.

>> **directions**

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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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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 A.

Lounge

12' 2" x 11' 6" (3.71m x 3.51m)

gas central heating radiator, double glazed bay window to front.

Reception Room

12' 4" x 12' 2" (3.76m x 3.71m)

double glazed window to rear, gas central heating radiator.

Kitchen

12' 1" x 6' 4" (3.68m x 1.93m)

double glazed window, gas central heating radiator, gas hobs and oven, sink with drainer unit, plumbing for washing machine.

Bedroom 1

12' 2" x 11' 4" (3.71m x 3.45m)

double glazing window to front, gas central heating radiator, built in wardrobe.

Bedroom 2

12' 3" x 9' 2" (3.73m x 2.79m)

double glazed window to rear, gas central heating radiator.

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>> **room description**

Bathroom

double glazed window to rear, gas central heating radiator, bath with overhead shower, hand wash basin, low level flush w/c.

Patio

patio in rear garden.

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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

Miss J. Kaur

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