

property details **approval form**

234 Alwold Road, Birmingham, West Midlands, England, B29 5JS

Date: 25 November 2024

Property Ref and Version: HBN111186 - 0004

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 £120,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers' fees apply.
- > Two-bedroom semi-detached property
- > In need of some modernisation
- > Cash buyers only
- > No chain
- > Living Room
- > Bathroom
- > Secure rear garden
- > Spacious garage at the rear of the property
- > EPC Rating: D

>> **short description**

*** TWO - BEDROOM SEMI-DETACHED PROPERTY *** CASH BUYERS ONLY *** GREAT LOCATION *** OFFERED TO THE MARKET WITH NO CHAIN *** LIVING ROOM *** FITTED KITCHEN *** BATHROOM *** SECURE REAR GARDEN *** SPACIOUS GARAGE TO THE REAR *** IN NEED OF SOME MODERNISATION *** GREAT INVESTMENT OPPORTUNITY ***

>> **long description**

*** CASH BUYERS ONLY *** This two-bedroom semi-detached property is conveniently located in a popular residential area of Selly Oak. The property is perfectly placed for easy access to Wesley High Street, Selly Oak retail park and Harborne High Street which all offer many bars, restaurants, shops, and amenities for all needs. There is also the benefit of being near to excellent transport links taking you directly to the City Centre, as well as the Queen Elizabeth Hospital and Birmingham University being a short distance away.

The property comprises in further detail- The entrance hall gives access to the living room, the kitchen, the bathroom, and the rear garden. Stairs ascend from the hallway to first floor accommodation which hosts the two bedrooms. The property also benefits from a spacious garage to the rear of the property (to be cleared by the purchaser)

This is a great property both in its location and accommodation available. This is property is offered with no chain. Viewing is highly recommended.

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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.

Entrance Hall

stairs to first floor

Lounge

12' 11" to chimney breast x 11' 10" (3.94m to chimney breast x 3.61m)
double glazed window to front, central heating radiator.

Reception Room 2

10' 1" x 6' 7" (3.07m x 2.01m)
double glazed window to side, this room gives access to conservatory, that is currently used as the kitchen.

Conservatory

13' 6" x 10' 4" (4.11m x 3.15m)
double glazed windows to side and rear, wall and base units, sink with drainer unit, plumbing for washing machine.

Landing

double glazed window to side

Bedroom 1

13' 1" to chimney breast x 9' 7" (3.99m to chimney breast x 2.92m)
double glazed window to front, central heating radiator.

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>> **room description**

Bedroom 2

9' 8" x 9' (2.95m x 2.74m)

double glazed window to front, central heating radiator.

Bathroom

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

Downstairs Toilet

hand wash basin, low level flush w/c

Garage

Spacious garage to the rear of property (to be cleared by purchaser)

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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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>> 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 C.J. Wood

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