

# property details **approval form**

265 Quinton Road West, Quinton, Birmingham, West Midlands, England, B32 1NA

**Date:** 14 November 2024

**Property Ref and Version:** HBN111268 - 0002

# 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](mailto:harborne@shipways.co.uk)

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## >> **price**

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guide price £180,000

Tenure: Freehold

## >> **key features**

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- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers' fees apply
- > Three Bedrooms
- > Mid Terrace Property
- > Great Location
- > Driveway to the Front
- > Rear Gardens
- > EPC Rating: C

## >> **short description**

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\*\*\*\*MID TERRACE PROPERTY \*\*\* IN NEED OF SOME MODERNISATION \*\*\*\* THREE BEDROOMS \*\*\*\* FAMILY BATHROOM TO THE FIRST FLOOR \*\*\*\* REAR GARDEN \*\*\*\*\* LOUNGE \*\*\*\* KITCHEN/DINER \*\*\*\* CLOSE TO MOTORWAY NETWORK \*\*\*\*\* POPULAR RESIDENTIAL AREA \*\*\*\* GREAT BUY TO LET OPPORTUNITY \*\*\*\*

## >> **long description**

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This property is situated in an ideal area, close to public transport links, giving easy access to Birmingham City Centre, Motorway Networks, The Queen Elizabeth Hospital. It is close to local shops, supermarkets, and other amenities. The property itself comprises in more detail: Driveway to the Front, Reception Hallway, Lounge, Kitchen/Diner, inner hallway giving access to Store and WC. To the first floor, Three bedrooms and a family bathroom, gardens to the rear.

## >> **directions**

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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 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.

### **Entrance Hall**

central heating radiator.

### **Lounge**

14' 5" x 11' 8" ( 4.39m x 3.56m )

double glazed window to front, central heating radiator.

### **Kitchen/Diner**

20' 8" x 9' 5" ( 6.30m x 2.87m )

double glazed window to rear, sink with drainer unit, range of wall and base units, gas hob and oven.

### **Bedroom 1**

11' 11" x 8' ( 3.63m x 2.44m )

double glazed window to rear, central heating radiator.

### **Bedroom 2**

14' 3" x 11' 6" ( 4.34m x 3.51m )

double glazed window to front, central heating radiator.

### **Bedroom 3**

8' x 6' 3" ( 2.44m x 1.91m )

double glazed window to front, central heating radiator.

### **Bathroom**

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## >> **room description**

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

### **Outside Toilet**

w/c

### **Rear Garden**

patio and lawn.

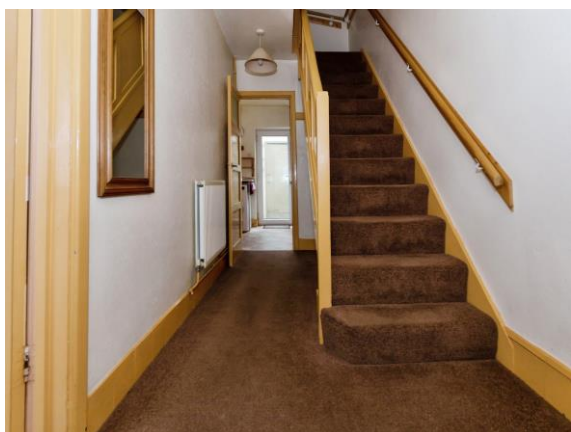
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## >> property images



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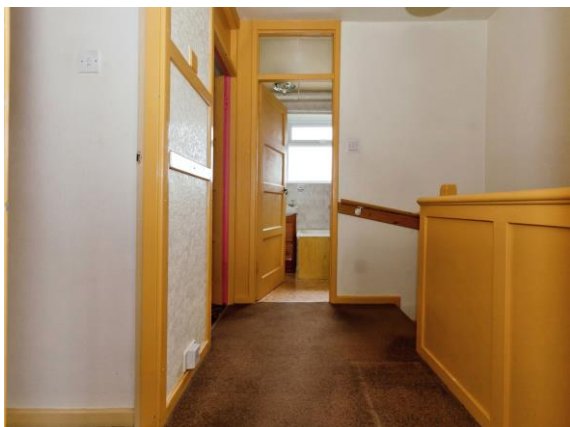
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## >> **property images**

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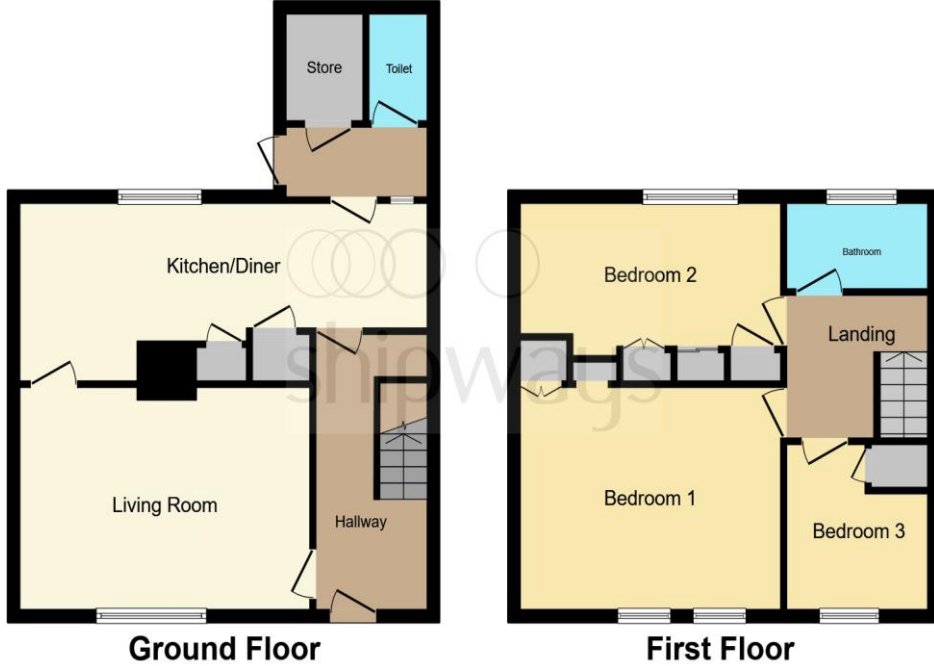
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## >> floor plan

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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

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	Signature	Date
Jamie Grice		
Mrs K.E. Gracie		