



**Hartley Place Vicarage Road, Edgbaston Birmingham B15 3HS**

**welcome to**

## **Hartley Place Vicarage Road, Edgbaston Birmingham**

**\*\* BEAUTIFUL TWO BEDROOM APARTMENT \*\*\*\*\* LOCATED IN B15 POSTCODE \*\*\*\*\* FITTED KITCHEN \*\*\*\*\* LOVELY SUNNY VIEWS OVER THE GROUNDS OF THE DEVELOPMENT \*\*\*\*\* EASY COMMUTING DISTANCE TO THE QUEEN ELIZABETH HOSPITAL, AND BIRMINGHAM UNIVERSITY \*\*\*\*\* GARAGE IN SEPARATE BLOCK\*\*\*\*\*CASH BUYERS ONLY \*\***

### **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**

This property is council tax band C. **\*\*CASH BUYERS ONLY\*\***

### **Entrance Hallway**

Central heating radiator.

### **Lounge**

20' 4" x 12' 4" ( 6.20m x 3.76m )  
Double glazed window to rear, central heating radiator.

### **Kitchen**

12' 9" x 10' 6" ( 3.89m x 3.20m )  
Double glazed window to front, central heating radiator, range of wall and base units with drawers and worktops over, gas cooker, sink & drainer unit.

### **Bedroom 1**

12' 9" x 10' to wardrobes. ( 3.89m x 3.05m to wardrobes. )  
Double glazed window to rear, central heating radiator, fitted wardrobes.

### **Bedroom 2**

10' x 9' 6" ( 3.05m x 2.90m )  
Double glazed window to front, central heating radiator.

### **Bathroom**

Double glazed window to front, central heating radiator, bath with shower, wash hand basin.

### **W/C**

Double glazed window to front, central heating radiator, low level flush w/c.







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## Hartley Place Vicarage Road, Edgbaston Birmingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Beautiful two bedroom top-floor apartment.
- Fitted Kitchen.

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2299.20

Ground Rent: 80.00

This is a Leasehold property with details as follows; Term of Lease 94 years from 06 Jun 1977.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price **£110,000**



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)

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Property Ref:  
HBN111383 - 0007

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