

property details **approval form**

315 Alwold Road, Birmingham, West Midlands, B29 5JP

Date: 31 October 2024

Property Ref and Version: HBN110979 - 0003

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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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 £150,000

Tenure: Freehold

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers' fees apply.
- > Three-bedroom mid-terrace property
- > In need of some modernisation
- > Great investment opportunity
- > No chain
- > Living Room
- > Kitchen
- > Bathroom
- > Secure rear garden
- > EPC Rating: D

>> **short description**

*** THREE BEDROOM MID-TERRACE PROPERTY *** GREAT LOCATION *** OFFERED TO THE MARKET WITH NO CHAIN ***
LIVING ROOM *** FITTED KITCHEN *** BATHROOM *** SECURE REAR GARDEN *** IN NEED OF SOME MODERNISATION ***
GREAT INVESTMENT OPPORTUNITY ***

>> **long description**

This three-bedroom mid-terrace property is conveniently located in a popular residential area of Selly Oak. The property is perfectly placed for easy access to Weoley 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 three bedrooms.

This is a great property both in its location and accommodation available. This 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 £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.

Lounge

11' 11" x 13' 3" into breast (3.63m x 4.04m into breast)

Double glazed window to front and central heating radiator.

Kitchen

10' 5" x 8' 11" (3.17m x 2.72m)

Double glazed window to rear, wall and base units, sink/drainer, plumbing for washing machine and central heating radiator.

Bedroom One

15' 3" x 10' 1" (4.65m x 3.07m)

Double glazed window to front and central heating radiator.

Bedroom Two

11' 1" x 10' 4" (3.38m x 3.15m)

Double glazed window to rear and central heating radiator.

Bedroom Three

8' 1" x 7' 11" (2.46m x 2.41m)

Double glazed window to rear and central heating radiator.

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>> **room description**

Bathroom

Double glazed window to rear, bath with shower over, wc, sink and central heating radiator.

Rear Garden

Patio and lawn.

Agent Notes

The Council Tax Band is A. The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.

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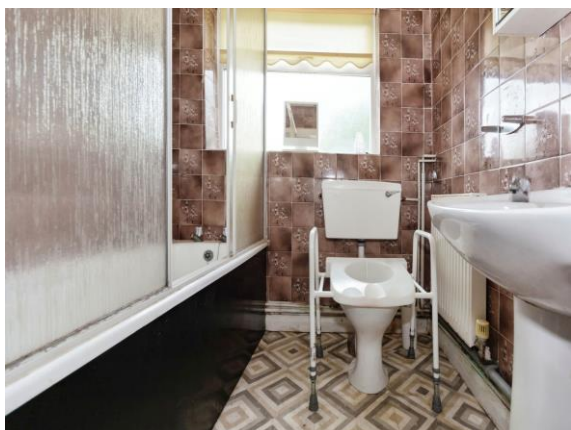
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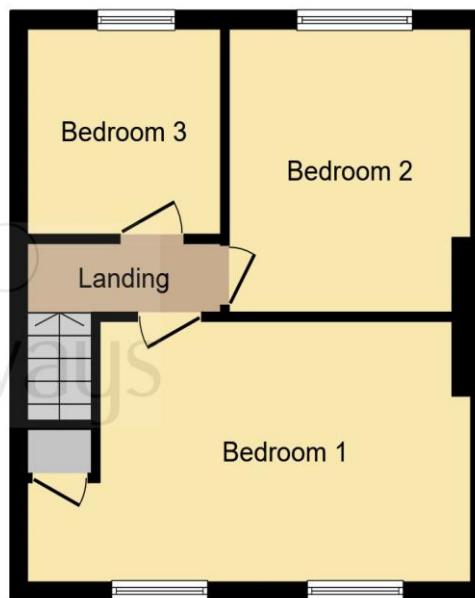
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>> floor plan



Ground Floor



First Floor

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

	Signature	Date
Jamie Grice		
Mrs P. Harding		

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