



**Knightsbridge Road, Solihull B92 8RD**



**welcome to**

## **Knightsbridge Road, Solihull**

A deceptively spacious three bedroom semi-detached, nestled in the heart of Solihull. The home requires modernisation throughout, offering a fantastic opportunity for those seeking a blank canvas with potential to create their own personal touch and design preferences.

### **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.

### **Agent Notes**

The Council Tax Band is C. The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested

parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.

### **Entrance Porch**

Obscure double glazed door to front. Obscure double glazed windows to front and side.

### **Entrance Hall**

Obscure single glazed door to front. Central heating radiator and access to storage cupboard.

### **Reception Room**

(Not measured, please ensure it meets your requirements) Double glazed bay window to front. Central heating radiator and fireplace.

### **Second Reception Room**

(Not measured, please ensure it meets your requirements) Bay with double glazed sliding door to rear. Central heating radiator and fireplace.

### **Kitchen**

9' x 7' 4" plus door recess ( 2.74m x 2.24m plus door recess )  
Single glazed door to side. Double glazed window to side. A range of wall and base units with sink and drainer. Space for free standing appliances (cooker, fridge-freezer & washing machine). Central heating radiator and tiling to splash prone areas.

### **Landing**

Obscure double glazed window to side. Access to loft.

### **Bedroom One**

Double glazed bay window to front. Central heating radiator and access to storage.

### **Bedroom Two**





14' 11" into bay x 10' 5" to under storage ( 4.55m into bay x 3.17m to under storage )

Double glazed bay window to rear. Central heating radiator. Fitted wardrobes with fitted overhead storage.

### **Bedroom Three**

Double glazed window to front. Central heating radiator.

### **Bathroom**

Obscure double glazed window to rear. Hand wash basin with vanity unit and bath with wall mounted shower over. Central heating radiator, access to storage and tiling to splash prone areas.

### **Wc**

Obscure single glazed window to side. Low level toilet and tiling to splash prone areas.

### **Garage**

Doors to front.

### **Front Garden**

Carport with gate to front.

### **Rear Garden**

Patio area with bushes and side gate access.

### **Parking**

Off road parking.



***view this property online*** [shipways.co.uk/Property/SLY111000](http://shipways.co.uk/Property/SLY111000)



welcome to

## Knightsbridge Road, Solihull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI-DETACHED
- MODERNISATION REQUIRED

Tenure: Freehold EPC Rating: Awaiting

guide price

**£260,000**



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)

view this property online [shipways.co.uk/Property/SLY111000](http://shipways.co.uk/Property/SLY111000)



Property Ref:  
SLY111000 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
shipways



**0121 744 4595**



[shirley@shipways.co.uk](mailto:shirley@shipways.co.uk)



208 Stratford Road, Shirley, SOLIHULL, West Midlands, B90 3AG



[shipways.co.uk](http://shipways.co.uk)