



Clinton Grove, Shirley Solihull B90 4RS

welcome to

Clinton Grove, Shirley Solihull

A deceptively spacious, traditional three bedroom semi-detached OFFERED CHAIN FREE. The home requires modernisation but offers fantastic potential to make it the ideal family home and is nestled in a quiet cul-de-sac in the popular area of Shirley.

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.

Agents Note

Council Tax Band C

Entrance Porch

Double glazed door to front and double glazed window to front and side.

Entrance Hall

Obscure double glazed door and window to front.
Electric wall heater

Reception Room

12' excluding bay x 10' 11" into recess (3.66m excluding bay x 3.33m into recess)
Double glazed bay window to front. Gas fire.

Second Reception Room

11' 2" plus door recess x 9' 5" (3.40m plus door recess x 2.87m)
Double glazed sliding door to rear.

Lobby

Obscure double glazed window to side. Wall units and tiling to splash prone areas.

Kitchen

7' 10" plus door recess x 7' 5" (2.39m plus door recess x 2.26m)
Double glazed door and window to rear. A range of wall and base units with sink and drainer. Space for free standing appliances (cooker, washing machine, fridge & freezer). Tiling to splash prone areas.

Lean To

Gate to side.

Landing

Obscure double glazed window to side. Access to loft.

Bedroom One

11' 11" x 10' 5" into recess (3.63m x 3.17m into recess)
Double glazed window to front.

Bedroom Two

11' 2" x 9' 5" (3.40m x 2.87m)
Double glazed window to rear.





Bedroom Three

7' 2" x 6' 4" (2.18m x 1.93m)

Double glazed window to rear.

Bathroom

Obscure double glazed window to rear. Low level toilet, hand wash basin with vanity, bath with screen and wall mounted electric shower over. Tiling to splash prone areas and access to storage cupboard (housing the tank).

Front Garden

Laid lawn.

Rear Garden

Patio area with laid lawn, wall and flower beds with an array of plants, bushes, trees and hedges.

Garage

(Not measured, please ensure it meets your requirements).

Parking

Off road parking.



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

Tenure: Freehold EPC Rating: F

guide price

£280,000



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

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