



Mansel Road, Birmingham B10 9NW

welcome to

Mansel Road, Birmingham

*** BLOCK VIEWING CALL TO ARRANGE YOUR SLOT ** MID TERRACE ** FOUR BEDROOMS ** THREE RECEPTION ROOMS ** DECEPTIVELY SPACIOUS
** DOWNSTAIRS SHOWER ROOM ** UPSTAIRS BATHROOM ** OFF ROAD PARKING ** GREAT LOCATION ***

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

The Council Tax Band is C.

Approach

Paved driveway.

Entrance Hall

Radiator and stairs to first floor accommodation.

Living Room One

14' 7" x 12' 1" (4.45m x 3.68m)

Bay window, ceiling light point gas fire and radiator.

Living Room Two

12' 4" x 12' 9" (3.76m x 3.89m)

Doors to rear, fire, ceiling light point and radiator.

Dining Room

17' 9" x 10' 4" (5.41m x 3.15m)

Window, ceiling light point and radiator.

Kitchen

12' 8" x 10' 1" (3.86m x 3.07m)

Windows, wall, base and drawer units, roll top work surface, sink and drainer, ceiling light point, radiator and wall mounted boiler.

Shower Room

Window, shower, hand wash basin, low level wc, ceiling light point and radiator.

Bedroom One

15' x 10' 2" (4.57m x 3.10m)

Windows, ceiling light point and radiator.

Bedroom Two

18' x 12' 4" (5.49m x 3.76m)

Window, ceiling light point and radiator.

Bedroom Three

11' 8" x 8' 3" (3.56m x 2.51m)

Windows, ceiling light point and radiator.

Bedroom Four

10' 2" x 8' 4" (3.10m x 2.54m)

Window, ceiling light point and radiator.





Bathroom

Window, bath, shower, hand wash basin, low level wc, ceiling light point and radiator.

Rear Garden

Low maintenance paved rear garden.



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Mansel Road, Birmingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TERRACED HOUSE
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: D

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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Property Ref:
SLY111496 - 0003

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