



Emily Road, Birmingham B26 1BY

welcome to

Emily Road, Birmingham

A well-presented two-bedroom end-terraced home located on Emily Road in Birmingham, offering spacious and versatile living accommodation across two floors. Ideal for first-time buyers or investors, the property features two reception rooms, a dining area and a long galley-style kitchen.

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 B.

Disclaimer - please note there have been 2 previous fall throughs on this property due to damp. There is a report in the auction pack outlining works required to rectify this.

Lounge

12' 7" x 11' 2" (3.84m x 3.40m)

Double glazed window to rear, laminate flooring, electric fireplace, archway to main dining room to rear.

Dining Room

14' x 9' 2" (4.27m x 2.79m)

Double glazed window to side, central heating radiator, laminate flooring.

Reception Room

11' x 7' 5" (3.35m x 2.26m)

Double glazed bay window to front, central heating radiator, laminate flooring.

Kitchen

14' 11" x 7' 7" (4.55m x 2.31m)

Double glazed window to side, French doors to rear, range of wall & base units, sink & drainer, space for fridge freezer & washing machine.

Bedroom 1

14' 7" x 13' 10" (4.45m x 4.22m)

2 Double glazed window to front, built in wardrobes, carpeted, central heating radiator.

Bedroom 2

11' 7" x 11' 6" (3.53m x 3.51m)

Double glazed window to rear, carpeted.

Bathroom

Double glazed window to rear, shower, low level flush w/c, central heating radiator, vinyl flooring, tiled walls.

Rear Garden

Low maintenance, fully paved, south facing, private. access to garden from gated front entrance.





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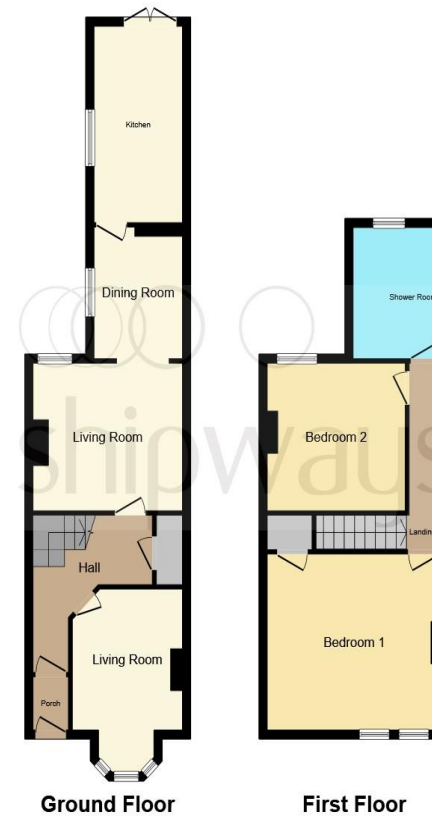
Emily Road, Birmingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two-bedroom end-terraced property
- Spacious reception room

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£170,000



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:
SLY111822 - 0009

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