



## 44 Otter Croft

Shard End, Birmingham, , B34 7SE

**AUCTION** starting bid £135,000



# Property Features

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- 3 Bedrooms
- Kitchen Diner
- Lounge
- Downstairs WC
- Family Bathroom
- Enclosed Rear Garden
- Central Heating
- Double Glazed
- Chain Free
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## Full Description

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000.

Welcome to this charming 3-bedroom home located in Shard End This property boasts a spacious lounge, a well-appointed kitchen/diner, and three comfortable bedrooms. The property benefits from double glazed windows throughout, ensuring ample natural light. Outside, the enclosed rear garden offers a private retreat with a patio area and lawn, perfect for outdoor gatherings. Situated in a desirable area, this property offers easy access to local amenities, schools, and transport links, making it an ideal family home.

### Ground Floor:

#### Porch:

The porch is accessed via a window to the rear and includes a storage cupboard.

#### Hallway:

The hallway features a radiator for heating and a staircase leading to the first floor.

#### WC:

Convenient downstairs WC fitted with a wash hand basin and low-level WC.

#### Lounge

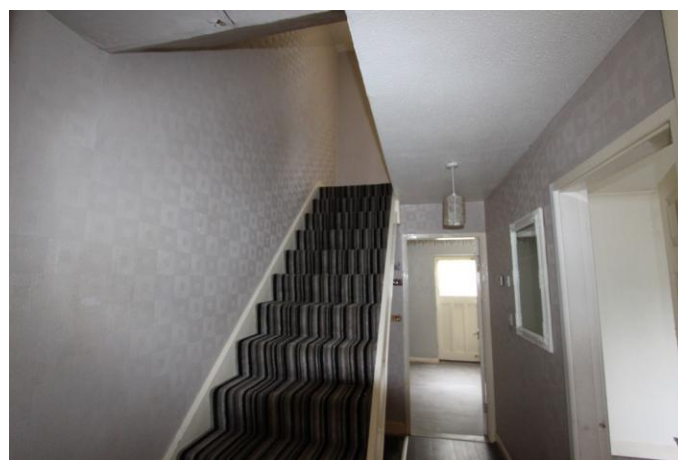
(4.88m x 3.09m/ 16' x 10'2"):

A spacious room with a front-facing double glazed window and a radiator for comfort.

#### Kitchen/Diner

(5.04m x 2.80m/ 16'6" x 9'2"):

Well-appointed kitchen area fitted with base and eye-level





units with workspace over, double glazed windows overlooking the rear garden, equipped with a radiator and access door to the garden.

First Floor:

Landing:

The landing includes a storage cupboard and provides access to the bedrooms and bathroom.

Bedroom 1

(3.67m x 3.05m / 12' x 10") :

Primary bedroom featuring a front-facing double glazed window, storage cupboard, radiator, and access door to the landing.

Bedroom 2

(3.05m x 2.84m / 10' x 9'4")

Another bedroom with rear-facing double glazed windows overlooking the garden, radiator, and access door to the landing.

Bedroom 3

(2.78m x 2.02m / 9'2" x 6'8")

A bedroom with rear-facing double glazed windows, radiator, and access door to the landing.

Bathroom:

Fitted with a three-piece suite comprising bath, wash hand basin, and low-level WC, with a front-facing double glazed window and radiator.

Rear Garden:

The enclosed rear garden is a private outdoor space featuring a patio area and a well-maintained lawn, perfect for outdoor relaxation and entertaining. The garden is enclosed with fencing, providing security and privacy.





### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

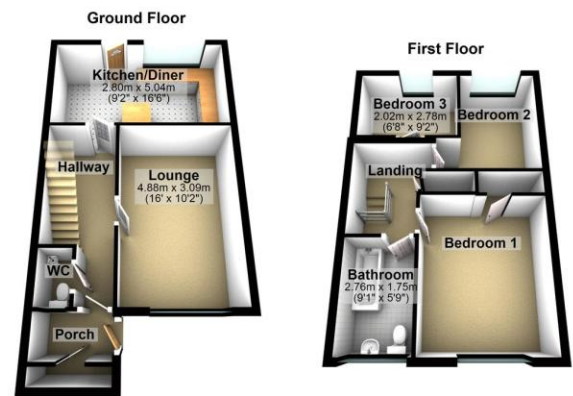
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A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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