



 **urbangrey**  
ESTATES

103 ALSTON ROAD, SOLIHULL, B91 2RG  
AUCTION GUIDE PRICE £220,000







Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £220,000.  
Take a look at this 3 Bedroom semi detached house, situated in a much sought after part of Solihull.

The property has been fully refurbished throughout and is a must see.

#### Ground Floor

ENTRANCE HALL stairs, door to:

LOUNGE 4.14m (13'7") x 3.35m (11') Fitted carpet, UPVC double glazed bay window to front, chimney breast, double radiator, Under-stairs storage cupboard, various double PowerPoints, tv aerial, Georgian style double doors to:

KITCHEN/DINER 5.25m (17'3") x 2.16m (7'1") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, extractor fan, integrated cooker and hob, plumbing for washing machine, uPVC double glazed window to side, radiator, double glazed window to rear, double glazed rear door leading to the garden.



## First Floor

**LANDING** Fully carpeted, Double glazed window to side, doors leading to:

**BEDROOM 1** 3.20m (10'6") x 3.03m (9'11") Fully carpeted, Double glazed window to front, various power points, radiator.

**BEDROOM 2** 2.85m (9'4") x 2.77m (9'1") Fully carpeted, Double glazed window to rear, various power points, radiator.



**BEDROOM 3** 2.30m (7'7") x 1.93m (6'4") Fully carpeted, Double glazed window to side, various power points, radiator.

**BATHROOM** Fitted with modern white three-piece suite comprising deep panelled bath with shower over, vanity wash hand basin and low-level WC with hidden cistern, tiled splashback, double glazed window to side, and heated towel rail.

**OUTSIDE:** Block paved driveway to the front. Enclosed rear garden, mainly laid to lawn with raised flower bed, paved foot path leading to bricked patio seating area, gravel driveway with double gated entrance.



## 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.

The property is being sold via a transparent online







auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

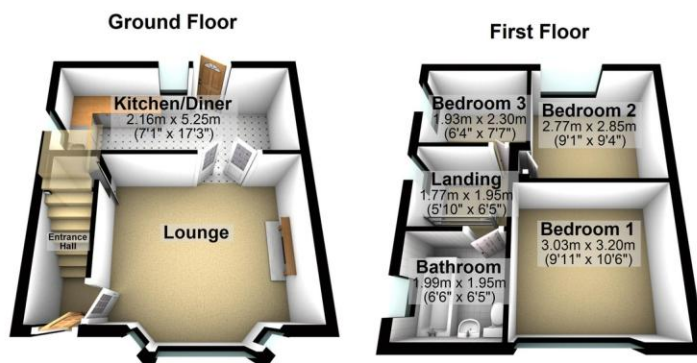
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.