



smarthomes

Shirley Road

Acocks Green, Birmingham

- For Sale by Modern Auction – T&C's Apply
- Subject to Reserve Price - Buyers Fee's Apply
- A Two Bedroom Semi Detached Property
- Breakfast Kitchen

Guide Price £160,000

Current EPC Rating - 33 (F)
Current Council Tax Band - A





Property Description

Auctioneer Comments - This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Brookvale Auctions. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.8% of the purchase price including VAT, subject to a minimum of £7,200.00 including VAT. The Reservation 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 go through an identification verification process with Brookvale Auctions and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements - The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



Rooms & Measurements

Entrance Hall

Lounge to Front - 5.23m x 3.84m (17'2" (into bay) x 12'7" (max)

Breakfast Kitchen to Rear - 3.84m x 2.82m (12'7" x 9'3")

Bedroom One to Front - 3.89m x 5m (12'9" (min) x 16'5" (max) x 10' 6"

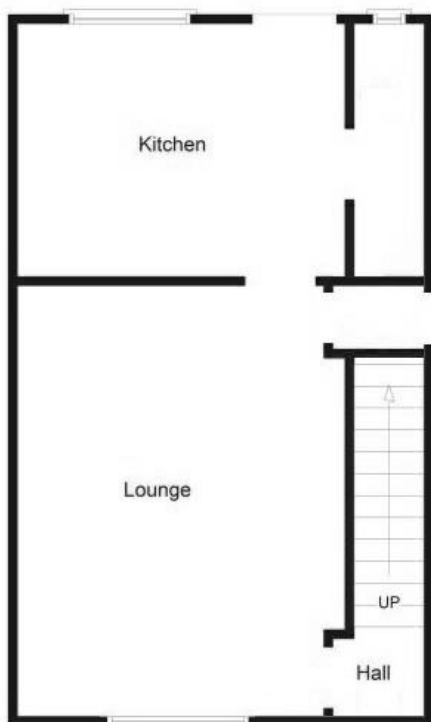
Bedroom Two to Rear - 3.86m x 2.54m (12'8" x 8'4")

Four Piece Family Bathroom to Rear - 2.82m x 2.21m (9'3" x 7'3")

Tenure

We are advised by the vendor that the property is freehold, but we are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band – A



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.