



# Bloore King & Kavanagh

Sales & Lettings



**4 Southgate**  
Cradley Heath, B64 6AX

**Auction Guide £137,500**

## Property Description

\*\*\*FOR SALE VIA MODERN ONLINE AUCTION: Starting bids from £137,500.00 plus reservation fee\*\*\*

Extended three bedroom semi detached style property, requiring major updating and refurbishment throughout. Also requiring remedying of structural defects present.

This property offers a great deal of potential and comprises of: porch, entrance hall, lounge, kitchen, utility area, first floor landing, three bedrooms and upstairs bathroom.

On street parking and a front garden are available to the front. Side access leads to an enclosed rear garden. CT Band A / EPC - D

### Porch

Sliding door to front.

### Entrance Hall

1.04m x 2.51m (3'4" x 8'2")

Stairs to first floor and door to lounge.

### Lounge

4.35m x 3.8m at widest point. (14'3" x 12'5" at widest point.)

Window to front, Gas fire.

### Kitchen

4.34m x 2.08m at widest point. (14'2" x 6'9" at widest point.)

Window to rear. Range of kitchen units with stainless steel sink and drainer. Wall mounted boiler. Door to storage cupboard.

### Utility Room

1.87m x 2.03m at widest point. (6'1" x 6'7" at widest point.)

Access to garden

### Landing

Access to loft and overstairs cupboard.

### Bedroom One

3.33m x 3.93m at widest point (10'11" x 12'10" at widest point)

Window to front.

### Bedroom Two

3.33m x 2.02m (10'11" x 6'7")

Window to rear.

### Bedroom Three

1.9 x 2.87m (6'2" x 9'4" )

Window to front.

### Bathroom

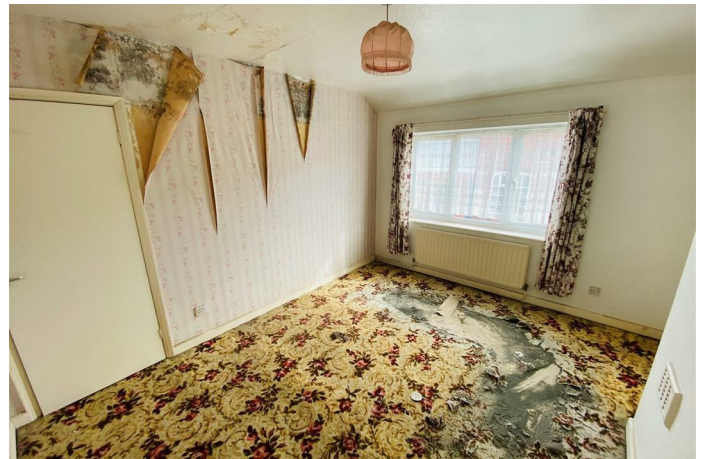
1.85m x 2.04m (6'0" x 6'8")

Three piece suite comprising: paneled bath, low level WC and wash hand basin.

### Outside

FRONT: Partially lawned garden to front with path to front door.

REAR: Laid to lawn (overgrown) and patio area. Garden shed



## Structural Survey

Two storey extension to rear has a vertical gap up to 5mm wide and there are gaps to the sides of the front porch. A structural appraisal is available to view. There have been leaks from the water tanks in the roof space.

## Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

## Modern Method Auction

### Starting Bid and Reserve Price

\*Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is powered by IAM Sold.

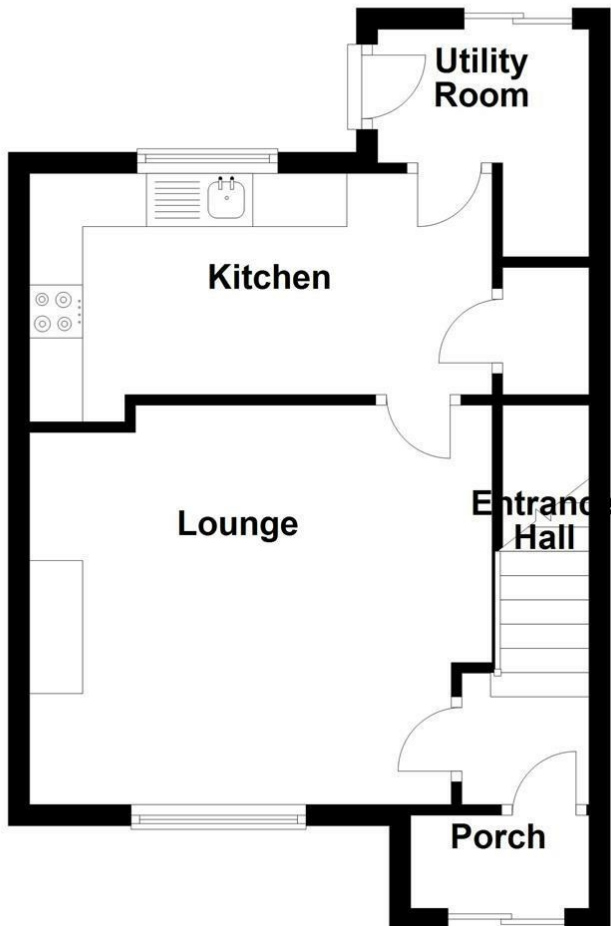
### Auctioneer's Comments

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 56 days to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the Buyer pays a non-refundable Buyer Reservation Fee of 4.50% including VAT of the purchase price. This is subject to a minimum amount of £6,600.00 including VAT. The Buyer will consider the Reservation Fee within the total amount they wish to pay for the property. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by iam-sold Ltd. Reservation Fee is in addition to the final negotiated selling price.

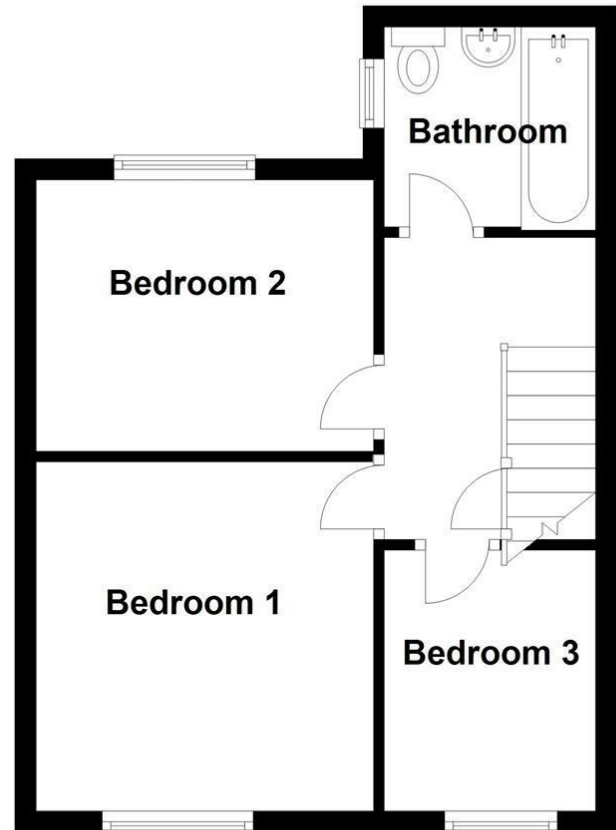
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## Ground Floor



## First Floor



**FIXTURES AND FITTINGS:** Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

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**BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.