

ACRES

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DRAFT

- Three bedrooms
- White bathroom
- Lounge
- Dining Room
- Kitchen
- Set in a cul-de-sac
- Offering scope for modernisation

MELLIS GROVE, ERDINGTON, B23 7TF - AUCTION GUIDE £160,000

This freehold town-house is set in a small cul-de-sac within a central convenient location, close to local amenities. Offering gas central heating and PVC double-glazing (both where specified) the property provides the scope and potential for modernisation and alteration. Briefly comprising: Reception Hall, lounge opening to dining room, rear kitchen. On the first floor there are three bedrooms and a white bathroom. The property has a rear garden. Fully appreciate the accommodation on offer, together with its further potential with highly recommended internal inspection.

Set back from the roadway behind a driveway, access is gained to the property via a recess porch. Part glazed door opens to:

RECEPTION HALL: Radiator

LOUNGE: 13' x 9" x 12' x 2": PVC double glazed bay window to front, coal effect fire set into a fire surround, radiator

DINING AREA: 14' x 12' x 1" max 11' min: Double glazed patio doors to rear, radiator. Built in cupboard

KITCHEN: 9' x 1" x 6' : PVC double glazed window to rear, part double glazed door to side, single drain and sink unit having base unit beneath, there are further fitted wall and base units, space for cooker and washing machine and understairs pantry

STAIRS TO LANDING: Cupboard housing central heating boiler

BEDROOM 1: 11' x 8" x 9' x 6" max. 8ft x 1 min: PVC double glazed window to front, radiator

BEDROOM 2: 13ft x 6" x 9ft x 6": PVC double glazed window to rear, radiator

BEDROOM 3: 11ft x 8" max 7ft x 7" min by 9ft: PVC double glazed window to front, radiator

BATHROOM: PVC double glazed obscure window to rear. Matching white suite comprising bath, wash hand basin, low flushing WC. Tiled splashbacks, radiator

OUTSIDE: Rear garden

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, Iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. 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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 Iamsold 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 buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by Iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

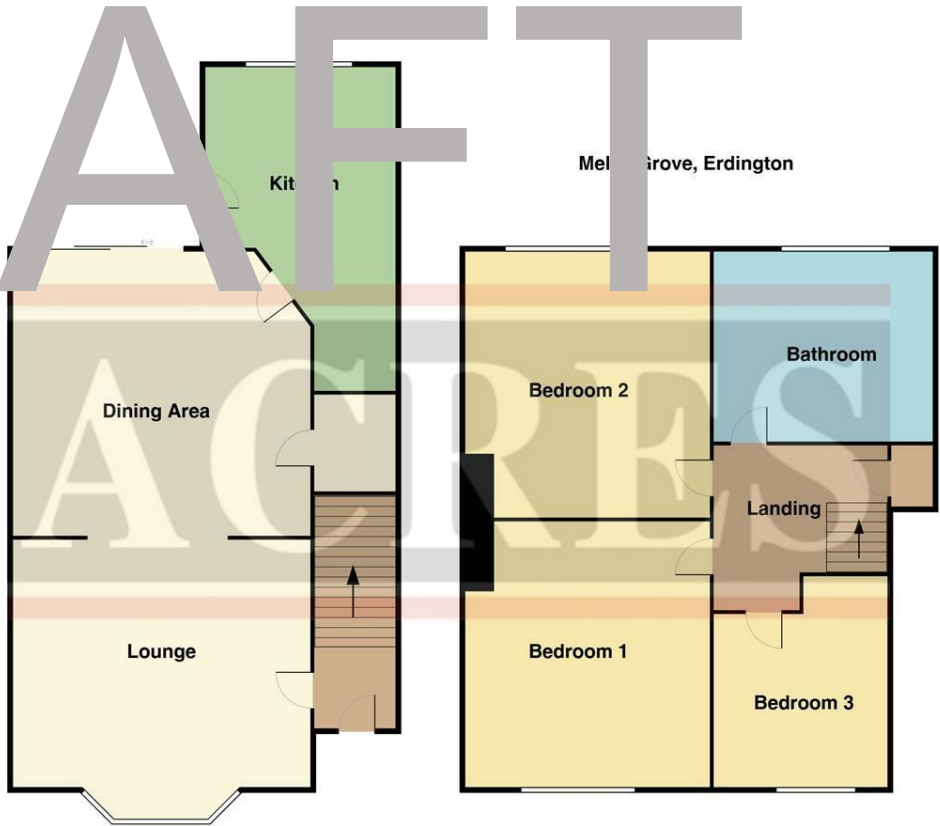
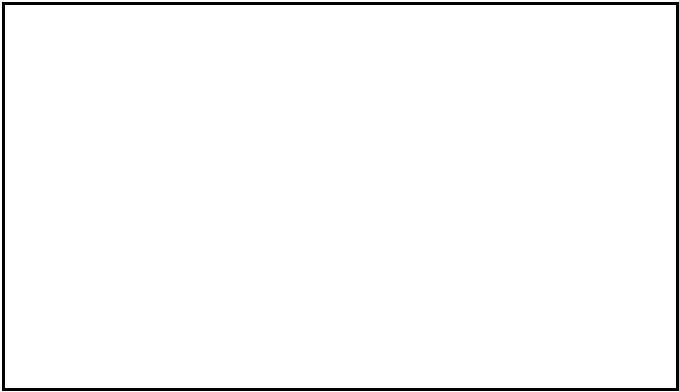
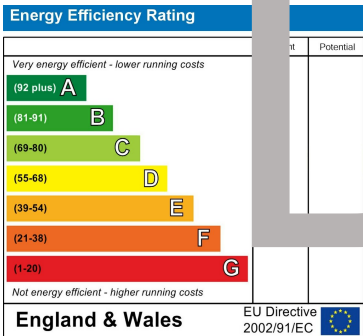
Referral Arrangements: The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services, and you should always consider your options before services 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.

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TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : A

VIEWING: Highly recommended via Acres on 0121 321 2101



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.