

Because life is

Petty RealTM

4 Park Lane
Brierfield
BB9 5BW



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



For Sale

- Semi detached dwelling
- Popular location
- Open aspect to the front
- Some modernisation required
- Entrance porch & rear porch

Auction Guide £75,000

- Lounge
- Kitchen
- Two bedrooms
- Bathroom
- Garden & timber garage

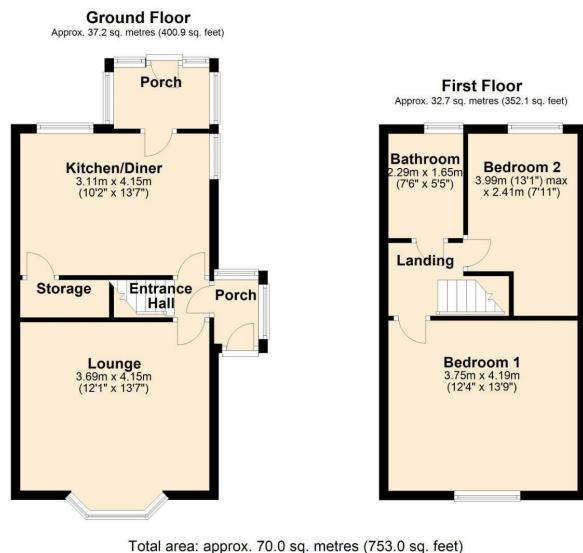


This two-bedroom semi-detached property is a prime opportunity for those looking to invest in a home with great potential. While it requires some refurbishment, its foundational attributes make it a worthwhile project. Upon entering, you are welcomed into a cosy lounge area that serves as the heart of the home, perfect for relaxation and entertaining.

The kitchen, though in need of modernization, offers a practical layout with ample space for updating to contemporary standards. Upstairs, the property includes a bathroom, which, with some refurbishment, can be transformed into a modern, functional space. There are two bedrooms which provide comfortable living quarters, ideal for small families or tenants. Each room benefits from natural light and offers ample potential for customization.

Externally, the property features a rear garden, offering a private outdoor space suitable for gardening, leisure, and additional storage in form of a timber garage. The open aspect to the front of the house enhances its curb appeal, providing a pleasant view and a sense of space.

Situated in a convenient location with access to local amenities, schools, and transport links, this property is an excellent investment. With the right renovations, it can be transformed into a desirable home or rental property.



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 buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300.00 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.



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