

FOR SALE



Kingstanding Road, Kingstanding, Birmingham

2 Bedrooms, 1 Bathroom, Terraced Property

Auction Guide Price £180,000



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- MID TERRACED PROPERTY
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- REAR PARKING
- ORIGINALLY USED AS RESIDENTIAL & COMMERCIAL



Martin & Co are pleased to offer this Terraced Property For Sale by Modern Method of Auction, Previously used as a residential & commercial property. This property has two good sized double bedrooms. Two separate reception rooms, fitted kitchen and rear parking.

HALLWAY

FRONT RECEPTION ROOM 14' 7" x 11' 10" (4.44m x 3.61m)

LIVING ROOM 11' 11" x 11' 9" (3.63m x 3.58m)

LIVING ROOM 15' 9" x 8' 7" (4.8m x 2.62m) OPENS FROM FIRST LIVING ROOM

DINING ROOM 10' 10" x 8' 9" (3.3m x 2.67m)

KITCHEN 8' 9" x 6' 1" (2.67m x 1.85m)

UTILITY 8' 7" x 4' 2" (2.62m x 1.27m)

FIRST FLOOR LANDING

BEDROOM ONE 21' 1" x 11' 11" (6.43m x 3.63m)

BEDROOM TWO 18' 2" x 14' 7" (5.54m x 4.44m)

BATHROOM 8' 9" x 7' 11" (2.67m x 2.41m)

PARKING TO REAR



Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

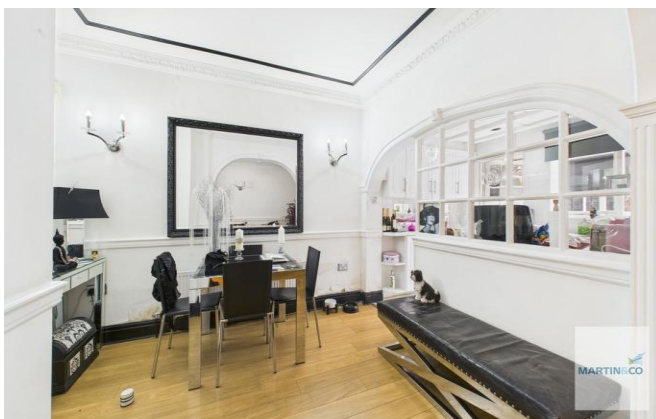
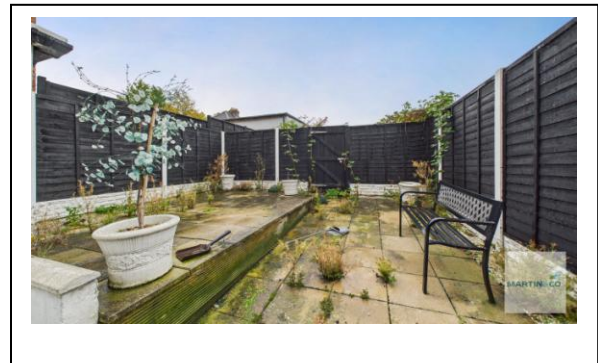
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations

for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



GENERAL INFORMATION
COUNCIL TAX BAND - A

FIXTURES AND FITTINGS as per
sales brochure.

TENURE
Martin and Co has been informed
that the property is freehold. The
agent has not received confirmation
from the vendor's solicitors and
therefore would advise any
interested parties to verify this
information via their own solicitor.

Martin and Co has not tested any
fixtures, heating systems or services
and so cannot verify that they work
or are fit for purpose. Any buyer is
advised to obtain verification from
their Solicitors/Surveyors. All
measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.