



56 DOVE HOUSE COURT, GRANGE ROAD, SOLIHULL, B91 1EW

AUCTION GUIDE PRICE £120,000

EPC: C Council Tax Band: E



Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc 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 inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



- For Sale by Auction - T & C's Apply
- Subject to Reserve Price
- Buyer's Fee Apply
- The Modern Method of Auction
- View, Bid, Buy
- Online Bidding Available
- Fixed Timescales for Exchange & Completion
- BID ON ME

For sale by Modern Method of Auction: Starting bid price of £140,000 Plus reservation fee.

A well-presented two-bedroom retirement apartment on the second floor, overlooking the central courtyard to the front and tree-lined grounds to the rear. Access is via stairs and/or lift and a covered walkway to the front door. The accommodation briefly comprises; reception hall with store cupboard, spacious lounge, fitted kitchen, master bedroom, second bedroom/dining room, large wet room/wc. Emergency pull cord system. Gas central heating and double-glazing throughout. Secure parking for owners and visitors, beautiful communal grounds. Offered with no upward chain.

This property is for sale by The West Midlands Property Auction powered by IAM Sold Ltd.

COMMUNAL ENTRANCE HALL with stairs and lift from

ENTRANCE HALL

LOUNGE 14' 9" x 12' 5" (4.5m x 3.78m)

BREAKFAST KITCHEN 12' 1" x 7' 6" (3.68m x 2.29m)

BEDROOM ONE 14' 1" x 10' 5" (4.29m x 3.18m)
with built in wardrobes

BEDROOM TWO 12' 1" x 9' 6" (3.68m x 2.9m)

WET ROOM 8' 6" x 7' 2" (2.59m x 2.18m)

COMMUNAL GARDENS



***** DRAFT DETAILS *****

Details have not been confirmed by the property owner.
This is a draft copy only, therefore, we cannot confirm their accuracy.

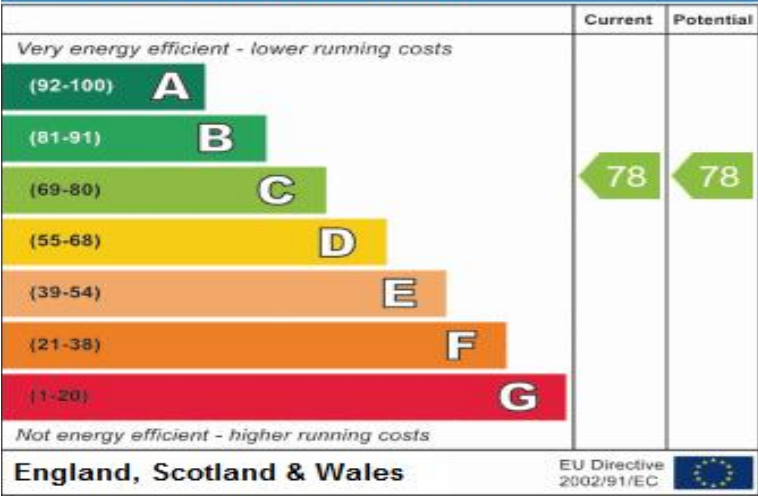
Length of Lease: 98 years (from 2023)

Service Charge: £7,260 pa.

Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply).