



42 GRESWOLDE ROAD, SOLIHULL, B91 1DY

AUCTION GUIDE PRICE £450,000

EPC: D Council Tax Band: E





### Location

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
- Priced to sell
- Fixed Timescales for Exchange and Completion





For sale by Modern Method of Auction: Starting bid price of £450,000 Plus reservation fee. A three double bedroom traditional style detached residence with further scope for development (STPP) situated in a sought after location. The property benefits from having gas central heating and double glazing. The excellent living accommodation briefly comprises; enclosed entrance porch, reception hall, lounge, dining room, conservatory, fitted kitchen with pantry, large breakfast room, utility room, separate wc, first floor landing, three double bedrooms, box room, family bathroom/wc, fore garden, driveway, garage, enclosed rear garden. No Upward Chain. This property is for sale by The West Midlands Property Auction powered by IAM Sold Ltd.



#### **ENCLOSED ENTRANCE PORCH**

**RECEPTION HALL** cloakroom cupboard and understairs storage cupboard

**LOUNGE** 14' 2" into bay x 13' 5" (4.32m x 4.09m)

**DINING ROOM** 14' 5" x 13' 5" (4.39m x 4.09m)

**CONSERVATORY** 11' 3" x 10' 7" (3.43m x 3.23m)

**FITTED KITCHEN** 9' 10" x 8' 4" (3m x 2.54m)

pantry

**LARGE BREAKFAST ROOM** 13' 5" x 10' 0" (4.09m x 3.05m)

**UTILITY ROOM**

**SEPARATE WC**



#### **FIRST FLOOR LANDING**

**BEDROOM ONE** 14' 5" x 14' 0" to back of wardrobes (4.39m x 4.27m)

fitted wardrobes

**BEDROOM TWO** 15' 0" into bay x 12' 7" to back of wardrobes (4.57m x 3.84m)

fitted wardrobes

**BEDROOM THREE** 12' 5" x 9' 7" (3.78m x 2.92m)

built in wardrobe

**BOX ROOM**

**BATHROOM**

**SEPARATE WC**

#### **FORE GARDEN**

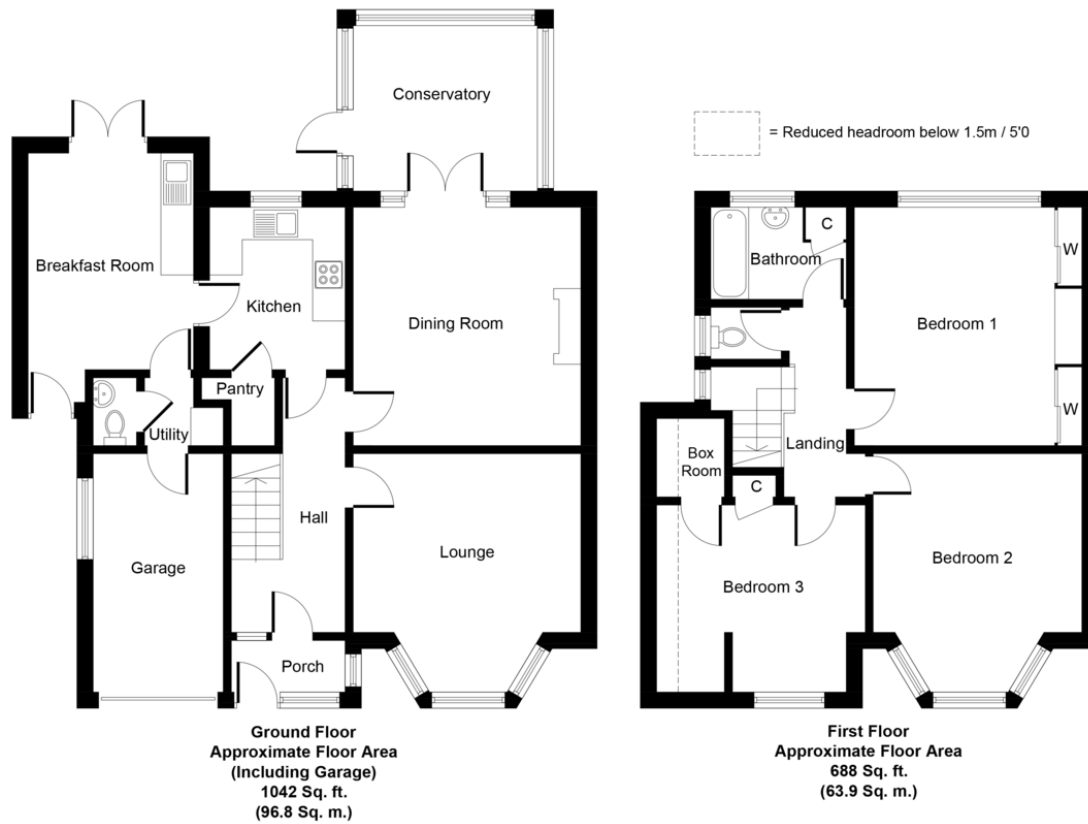
**DRIVEWAY**

**GARAGE** 14' 6" x 8' 0" (4.42m x 2.44m)

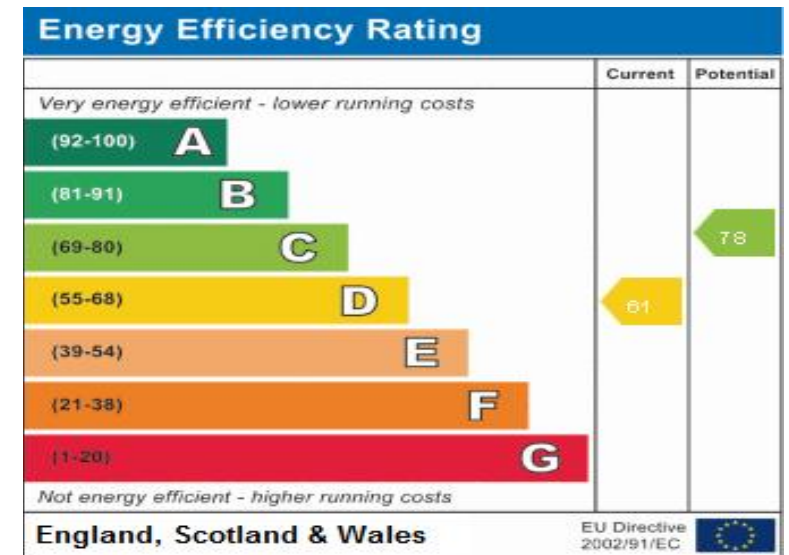
**ENCLOSED REAR GARDEN**

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





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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