

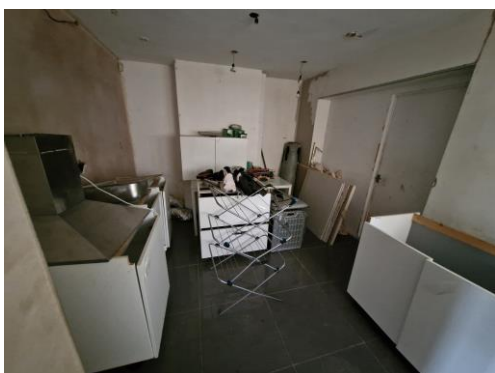
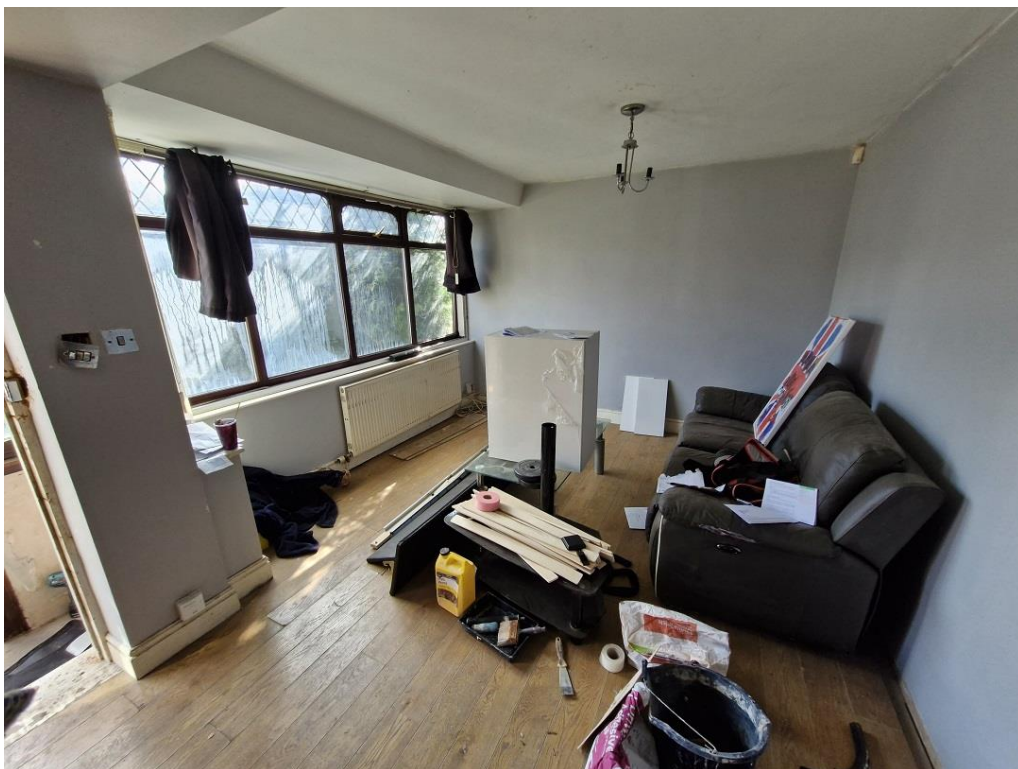


The Radleys, Birmingham



# The Radleys, Birmingham B33 0JA

for sale guide price  
**£135,000**



## Property Description

Set back from the road behind a tree and grass verge can be found this traditional three-bedroom semi-detached house. Briefly comprising two reception rooms, kitchen/diner, conservatory, both front and rear gardens, side access to the rear and garage, three bedrooms, family bathroom. The property is located close to amenities including local shops and schooling. The NEC and Birmingham airport are close at hand. Marston Green railway station is approx. 1 mile away. No internal viewings are available on this property.

### Accommodation

Ground Floor: Entrance Hall, two reception rooms, kitchen/diner, conservatory

First Floor: Landing, Three bedrooms, bathroom/w.c.

External: Front and Rear gardens

Broadband: Copper and fibre show as available

Mobile Coverage: EE, Three, O2 and Vodafone show as available

### EPC:

T.B.C. information taken from the EPC

### Council Tax Band:

B

## Auction Terms

### AUCTION DETAILS

AUCTION DATE TUESDAY 20TH MAY 2025

BIDDER REGISTRATION Please ensure you are registered to bid on the Barnard Marcus Auctions website by 2pm on MONDAY 19TH MAY 2025

DOWNLOAD LEGAL DOCUMENTS FROM BARNARD MARCUS AUCTIONS WEBSITE

YOUR PROPERTY DESCRIPTION

ONLINE UNDERWRITING

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY 20TH MAY 2025 AT 9.30AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

### CONDITIONS OF SALE

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

### Health & Safety Advice for Property Viewers.

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

## Auction Terms Continued

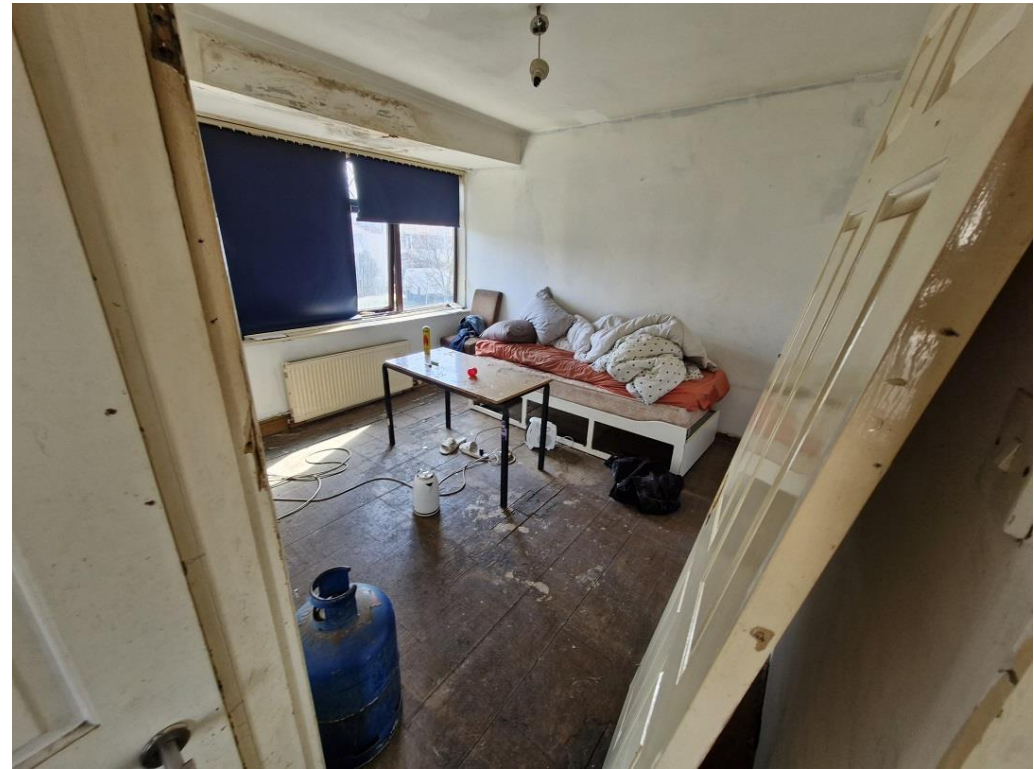
### Guide and Reserve Prices

**Guide Price** An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

### NOTE

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat) payable on the fall of the hammer.

Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective







To view this property please contact Burchell Edwards on

**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
BIRMINGHAM B34 7HR

**EPC Rating: Awaited**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/CBW210312](https://www.burchelledwards.co.uk/Property/CBW210312)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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**Property Ref: CBW210312 - 0002**