



Caroline Road, BIRMINGHAM





Property Description

Welcome to Caroline Road, Birmingham - a distinguished semi-detached residence brimming with potential for enhancement. This early 20th-century gem boasts over 2000 sq ft of living space, providing abundant opportunities for a growing family.

Upon entry, you are greeted by three elegant reception rooms, ideal for hosting guests or enjoying tranquil moments with loved ones. The property boasts five generously sized bedrooms, ensuring each family member has their own private retreat.

While the house awaits refurbishment, this presents a unique opportunity to infuse your personal touch and create the home of your dreams. Additionally, the basement offers ample storage space, ensuring you will never lack room for your belongings.

With its historical charm and potential for modern upgrades, this property on Caroline Road is poised for transformation into a stunning family home. Seize this exciting opportunity to make this house your own!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The

documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Central heating radiator, stairs to first floor accommodation, meters and central heating boiler.

Lounge

16' 1" into bay x 10' 8" into recess (4.90m into bay x 3.25m into recess)
Bay window to front elevation, central heating radiator and gas fire.

Reception Room

12' 5" max x 12' 10" into recess (3.78m max x 3.91m into recess)
Double glazed window to rear elevation, central heating radiator and capped fire place.

Kitchen

8' 9" msx x 10' 8" max (2.67m msx x 3.25m max)
A range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for appliances, space and plumbing for washing machine.

Guest W.C

Obscure double glazed window to side elevation, W.C and wash hand basin.

Bedroom One

13' 5" max x 17' 5" into recess (4.09m max x 5.31m into recess)
Two double glazed windows to front elevation, central heating radiator and capped fire place.

Bedroom Two

12' 8" max x 11' 7" into recess (3.86m max x 3.53m into recess)
Double glazed window to rear elevation, gas fire, central heating radiator and CCTV system.

Bedroom Three

13' 5" max x 10' 8" max (4.09m max x 3.25m max)
Sloped roof and skylight.

Bedroom Four

13' max x 9' 8" max (3.96m max x 2.95m max)
Sloped ceiling. Skylight, gas fire and carpet.

Bedroom Five

13' 2" max x 17' 5" max (4.01m max x 5.31m max)
Sloped ceiling, Double glazed window to rear elevation, central heating radiator and gas fire.

Bathroom

Shower unit, bath, W.C, wash hand basin and central heating radiator.

Bsement/ Cellar

13' 3" x 12' 9" (4.04m x 3.89m)

Ground Floor W.C

Double glazed window to side elevation, W.C, wash hand basin, bath and storage.

Rear Garden

Slabbed area and laid to lawn.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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