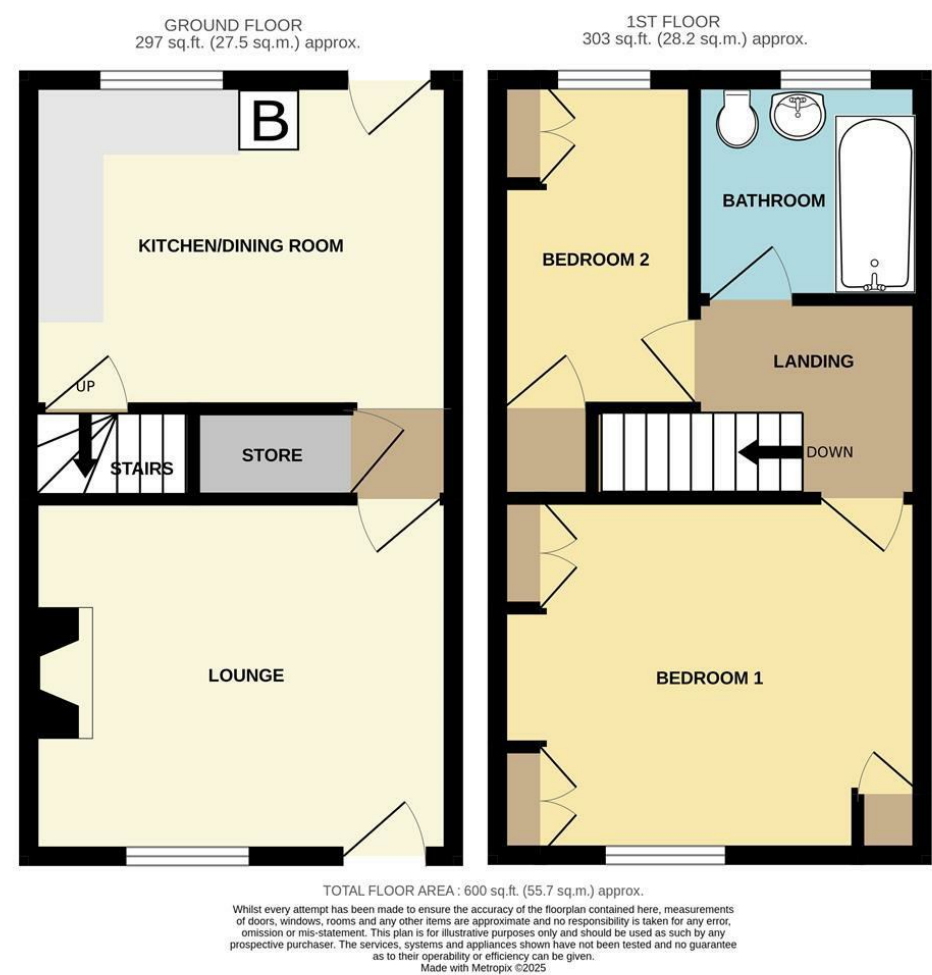


533 Ridgacre Road West, Birmingham, B32 1AT



533 Ridgacre Road West, Birmingham



Hicks Hadley

**13 Hagley Road
Halesowen
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B63 4PU**

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****THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION
POWERED BY IAMSOLD LTD****

An attractive and well presented two bedroom mid-terraced property in this most popular of locations for schools, local amenities and transport links. The property briefly comprises: spacious lounge, lobby with storage cupboard, fitted kitchen/diner, two bedrooms and modern bathroom to first floor. The property further benefits from: gas central heating, double glazing and good sized private rear garden. A superb option for first time buyers. **EARLY VIEWING HIGHLY RECOMMENDED. EPC: C**

Guide Price £140,000 - Freehold

Hicks Hadley



Spacious Lounge 12'10 x 10'9 (max) (3.91m x 3.28m (max))
Having central heating radiator, electric fire, double glazed front door, double glazed window to front elevation and door into:

Lobby
With door into walk in storage cupboard and access into:

Kitchen/Diner 12'8 x 10' (max) (3.86m x 3.05m (max))
Having matching wall and base units with worktops over, single drainer sink unit, space for cooker, plumbing for automatic washing machine, space for fridge, breakfast bar area, wall mounted Worcester boiler, central heating radiator, double glazed window to rear elevation, ceramic tiling, obscured double glazed door into garden and door to stairs.

Landing
With doors into:

Bedroom One 11'7 x 10'9 (3.53m x 3.28m)
With integrated wardrobes, integrated cupboard, central heating radiator and double glazed window to front elevation.

Bedroom Two 10'11 x 5'11 (max) (3.33m x 1.80m (max))
With integrated wardrobe, integrated cupboard, integrated drawers, central heating radiator and double glazed window to rear elevation.

Bathroom 6'8 x 6'5 (2.03m x 1.96m)
Having panel bath, shower over, low flush wc, pedestal wash hand basin, central heating radiator and obscured double glazed window to rear elevation.

Outside
Front: With low level wall, iron railings and gate revealing steps up to front entrance door.

Rear: Having patio area leading to rear gate along right hand pathway and having adjacent lawn with tree towards rear border.

Agents Note
We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: C

Council Tax Band: B

All mains services are connected.

Broadband/mobile coverage please check on link: - [//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Auctioneer Comments
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and



Starting Bid being subject to change.

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

