smarthomes

Gorleston Road

Yardley Wood, Birmingham

- MODERN AUCTION PROPERTY - T&C's and Buyers Fees Apply.
- Being Sold Via the Modern Method of Auction
- A Three Bedroom End Of Terrace Property
- Conservatory
- Breakfast Kitchen
- Lounge

Guide Price £150,000

Current EPC Rating - E

Current Council Tax Band - B

Property Description

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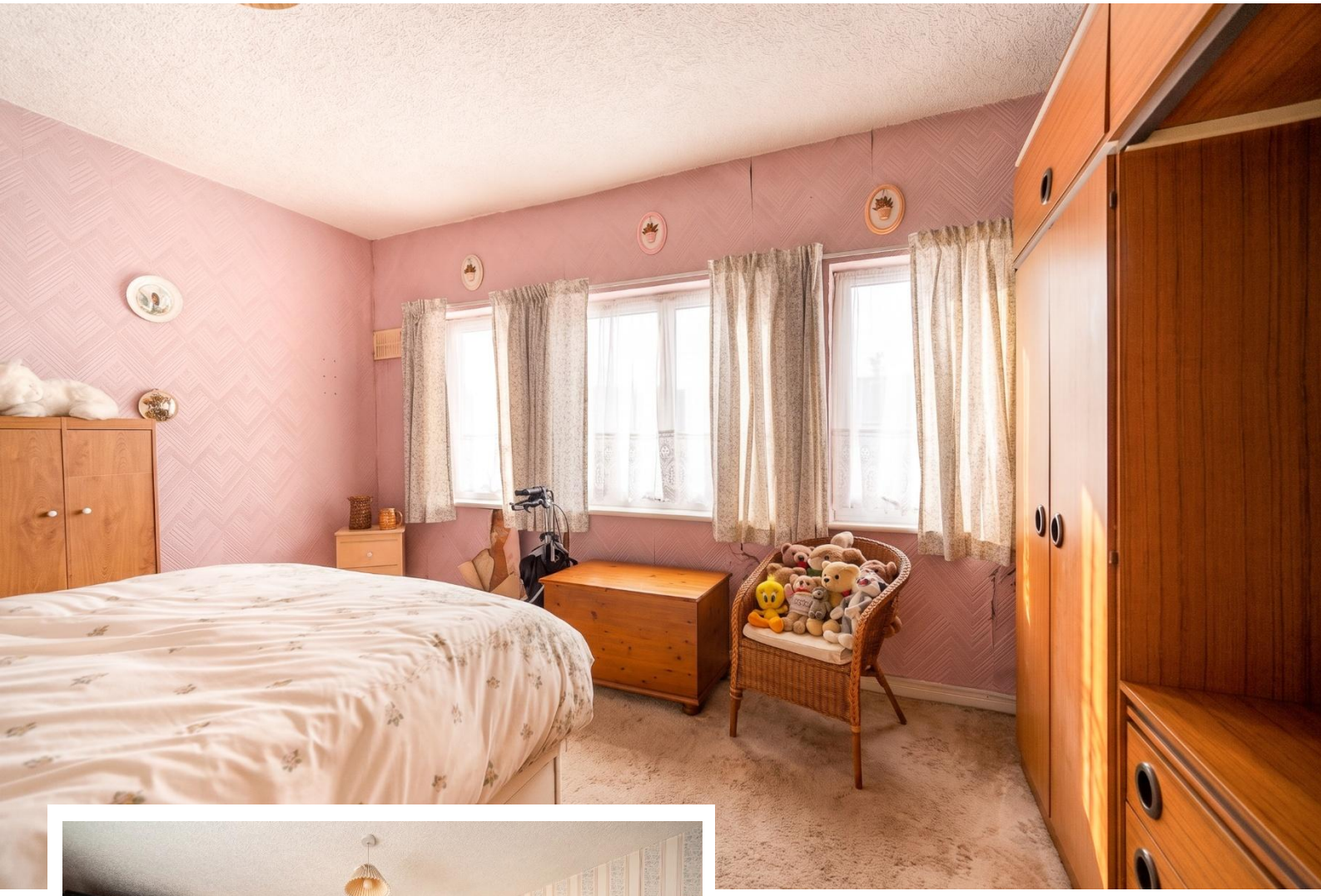
A three bedroom end of terrace property situated in a convenient location and offering lounge, breakfast kitchen, conservatory, ground floor shower room, private rear garden and off-road parking

Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative

EPC supplied by Nigel Hodges
Current council tax band – B

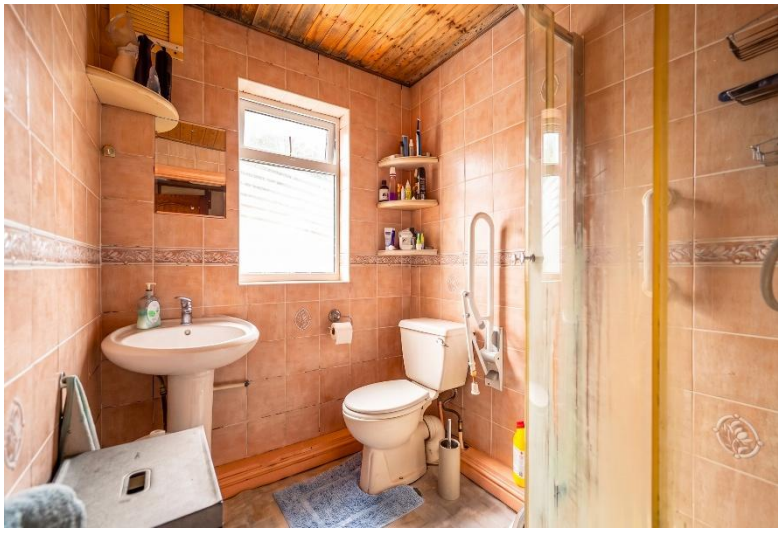


Rooms & Measurements

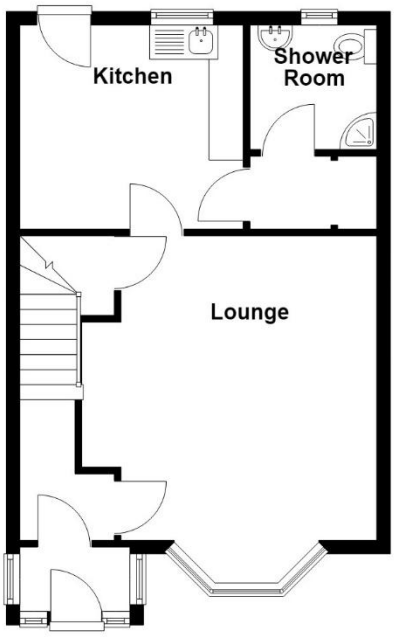
Entrance Hall
Lounge to Front - 4.19m x 5.05m (13'9" x 16'7" (into bay)
Breakfast Kitchen - 3.28m x 2.87m (10'9" x 9’5”)
Ground Floor Shower Room - 1.68m x 1.88m (5'6" x 6’2”)
Conservatory to Rear - 2.29m x 3.38m (7'6" x 11’1”)
Bedroom One to Front - 3.91m x 3.43m (12'10" x 11’3”)
Bedroom Three to Rear - 2.26m x 3.07m (7'5" x 10'1" (max)

Auctioneer Comments

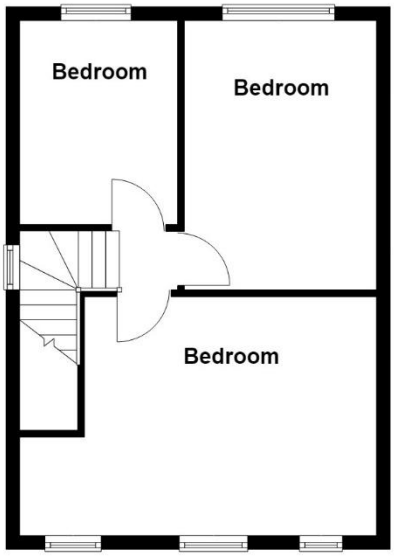
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties’ personal data will be shared with the Auctioneer (iamsold Ltd).If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. 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 £960 inc. VAT. These services are optional.



Ground Floor
Approx. 41.3 sq. metres (444.3 sq. feet)



First Floor
Approx. 39.3 sq. metres (423.1 sq. feet)



Total area: approx. 80.6 sq. metres (867.5 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are 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.