



Rover Drive, BIRMINGHAM B36 9LB

welcome to

Rover Drive, BIRMINGHAM

*** DO NOT MISS OUT *** NO CHAIN *** CORNER PLOT *** THREE DOUBLE BEDROOMS *** LOUNGE *** DINING ROOM *** CONSERVATORY *** KITCHEN *** GARAGE *** BATHROOM *** MASTER BEDROOM WITH SHOWER CUBICLE *** LARGE DRIVEWAY *** PERFECT FAMILY HOME *** CALL SHIPWAYS TO VIEW ***



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.

Driveway

Lounge

18' x 15' (5.49m x 4.57m)
Two double glazed windows to front, stairs to first floor, ceiling light point and one radiator.

Dining Room

11' x 8' (3.35m x 2.44m)
One radiator, sliding door to conservatory

Kitchen

11' x 8' (3.35m x 2.44m)
Double glazing to rear, steel sink and drainer, ceiling light point, wall and base units, space for appliances and door to garage.

Conservatory

9' x 8' (2.74m x 2.44m)
Ceiling light point, one radiator and door to garden.

Landing

Ceiling light point, double glazed window to rear, storage cupboard and loft access.

Bedroom One

13' Max x 10' (3.96m Max x 3.05m)
Double glazed window to rear, storage cupboard, ceiling light point and radiator.

Bedroom Two

11' x 9' (3.35m x 2.74m)
Double glazed window to front, storage cupboard, ceiling light point and radiator

Bedroom Three

8' 8" x 8' (2.64m x 2.44m)
Double glazed window to front, ceiling light point and radiator

Bathroom

Double glazed window to rear, low level w.c., shower over the bath, ceiling light point, pedestal sink and radiator

Rear Garden

Patio



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Rover Drive, BIRMINGHAM

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- THREE BEDROOMS
- SEMI DETACHED

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAB112021 - 0003

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