Barratt Last

ESTATE AGENTS

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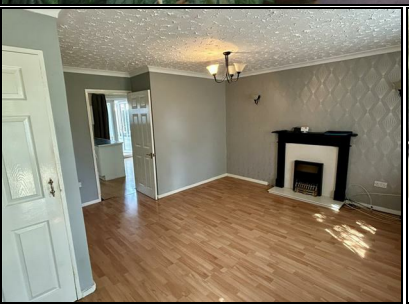

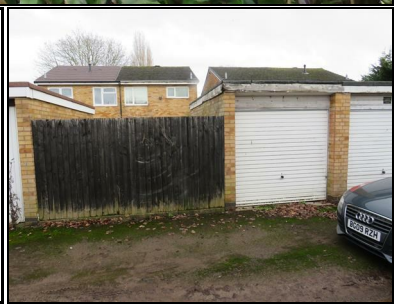

AUCKLAND DRIVE, BIRMINGHAM B36 0SN
OFFERS OVER £130,000 LEASEHOLD

- Three Bedroomed Semi-Detached
- Double Glazing
- Conservatory
- NO CHAIN
- Upgrading Required
- Central Heating
- Garage at Rear
- CASH OFFERS ONLY (Due to only 46 Years Left on Lease)

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Barratt Last Estate Agents is the trading name of Barratt Last (Estate Agents) Limited, registered in England number 6288672.
Registered office: 11 Aldergate, Tamworth, Staffordshire B79 7DL.
A list of Directors is available for inspection at registered office.

The Property Ombudsman

A Semi-detached residence providing an investment opportunity for CASH BUYERS only (due to only 46 years left on lease). The property requires some upgrading, but does have the benefit of double glazing and gas fired radiator central heating. Fully Enclosed Porch Entrance, Open Plan Lounge, Kitchen/Dining Room, Conservatory, Three Bedrooms, Bathroom, gardens and Garage at rear. NO ON-GOING CHAIN.

GROUND FLOOR

Fully Enclosed Porch Entrance
Double glazed entrance door.

Open Plan Lounge
15'1" x 14'8" (4.6 x 4.49)
Double glazed front door, side double glazed window panel, central heating radiator, double glazed window to fore.
Stairs leading off to the 1st floor.

Kitchen/Dining Room
15'2" x 10'7" (4.63 x 3.23)
Fitted base and wall cupboards, roll edge work surfaces and breakfast bar, single drainer sink, tiled splashbacks, double glazed window to rear, central heating radiator, laminate floor covering, 2 store cupboards (one of which houses the combination gas fired central heating boiler which is approximately 5 years old), double glazed patio door to :

Conservatory
8'0" x 7'2" (2.46 x 2.2)
Double glazed windows and double glazed door to rear garden.

FIRST FLOOR

Landing
Side double glazed window, linen cupboard, loft access.

Bedroom 1
15'7" x 8'8" (4.76 x 2.66)
Double glazed window to fore, central heating radiator.

Bedroom 2
10'9" x 8'10" (3.28m x 2.71m)
Double glazed window to rear, central heating radiator.

Bedroom 3
11'4" x 6'2" (3.46 x 1.89)
Double glazed window to fore, central heating radiator.

Bathroom
8'5" x 5'4" (2.57 x 1.65)
Part tiled walls, panelled bath, over bath shower fitted, shower curtain and rail, pedestal wash hand basin, low flush w.c., double glazed window, central heating radiator.

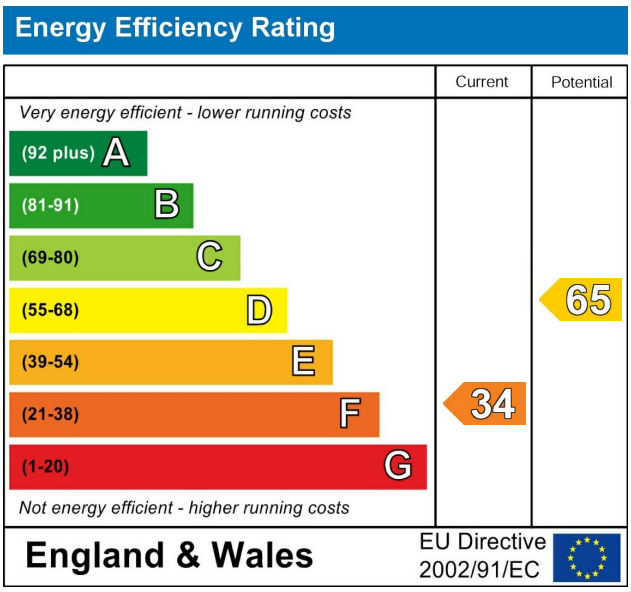
OUTSIDE

Gardens
To front and rear with tradesman's side entrance.

Garage
Requiring some repair.

ADDITIONAL INFORMATION
Tenure - We understand that the property is Leasehold with approximately 46 years unexpired, subject to a Ground Rent of £32.50 per annum. We would advise all interested parties to have this information verified by their Legal Representative.

Council Tax - Band C - Solihull Metropolitan Borough Council.



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