



Elford Road, Birmingham B17 0SG

welcome to

Elford Road, Birmingham

*** WEALTH OF POTENTIAL *** 4 - BEDROOM EXTENDED SEMI - DETACHED HOME *** SOUGHT AFTER HARBORNE LOCATION *** CLOSE TO AMENITIES *** WALKING DISTANCE TO QE HOSPITAL *** GENEROUS LIVING SPACE *** BEAUTIFUL REAR GARDEN *** DRIVEWAY AND GARAGE ***

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.

Agent Note

This property is council tax band D.

Entrance Hallway

Central heating radiator, under-stairs storage.

Lounge

15' 1" x 10' (4.60m x 3.05m)

Double glazed sliding door to rear, central heating radiator, electric fireplace.

Dining Room

14' x 10' (4.27m x 3.05m)

Double glazed bay window to front, central heating radiator.

Kitchen

8' x 8' (2.44m x 2.44m)

Double glazed window to rear, range of wall & base units with worktops over, stainless steel sink & drainer with mini sink, space for cooker.



Bedroom 1

14' 1" x 9' (4.29m x 2.74m)

Double glazed bay window to front, central heating radiator, built in wardrobes.

Bedroom 2

11' x 10' (3.35m x 3.05m)

Double glazed window to rear, electric radiator, built in storage.



Bedroom 3/Study

6' x 6' (1.83m x 1.83m)

Double glazed window to front, electric radiator.

Bedroom 4

14' plus recess. x 7' (4.27m plus recess. x 2.13m)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed frosted window to rear, radiator.

Worcester Bosch Boiler, low level flush w/c, wash hand basin with hot & cold taps, electric shower.



Rear Garden

Beautifully presented, good size, lawn, mature trees, patio, pond.

Outbuilding

Single car garage & lean to.

Parking

Driveway & garage.



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Elford Road, Birmingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Wealth of potential
- Four - bedroom home

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£250,000



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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Property Ref:
HBN111998 - 0011

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0121 427 3264



harborne@shipways.co.uk



172 High Street, Harborne, BIRMINGHAM,
West Midlands, B17 9PP



shipways.co.uk