



Richford Grove, BIRMINGHAM B33 0NJ

welcome to

Richford Grove, BIRMINGHAM

****MID TERRACE PROPERTY**NO CHAIN**THREE BEDROOMS**KITCHEN DINER**LOUNGE** DOWNSTAIRS WC**INTEGRATED GARAGE**DRIVEWAY**UPSTAIRS BATHROOM**REAR GARDEN****



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.

Agents Note

Please note that this has been measured by a Third-Party Company.

Entrance Porch

Double-glazed window to side, meter cupboard and door to entrance hall.

Entrance Hall

Ceiling light point, stairs to first floor and understairs storage cupboard.

Cloakroom

Double-glazed window to front, low level w.c., wall sink, ceiling light point and half tiled walls.

Lounge

Double-glazed sliding door to rear, two ceiling light points, warm air vent, feature fireplace, coving, door to rear porch with window to the side and door to garden.

Kitchen

Double-glazed bay window to front, two ceiling light point, warm air vent, warm air boiler, cupboards drawers and base units, roll top work surfaces, stainless steel sink and drainer, electric cooker and oven, plumbing for washing machine, part tiled floor.

Landing

Loft access and ceiling light point.

Bedroom One

Double-glazed window to front, warm air vent, ceiling light point, coving and built in cupboard.

Bedroom Two

Double-glazed window to rear and two ceiling light points warm air vent.

Bedroom Three

Double-glazed window to rear and ceiling light point, warm air vent.

Bathroom

Double-glazed window to front, ceiling light point, coving, panelled bath with shower attachment, bath also has a shower over, low level w.c., pedestal basin, tiled walls and floor and door to airing cupboard.

Garden

Mainly paved garden, pond, shed, enclosed by fencing and gate for rear access.

Garage

16' 4" x 8' 7" (4.98m x 2.62m)
Metal up and over door, light and power.



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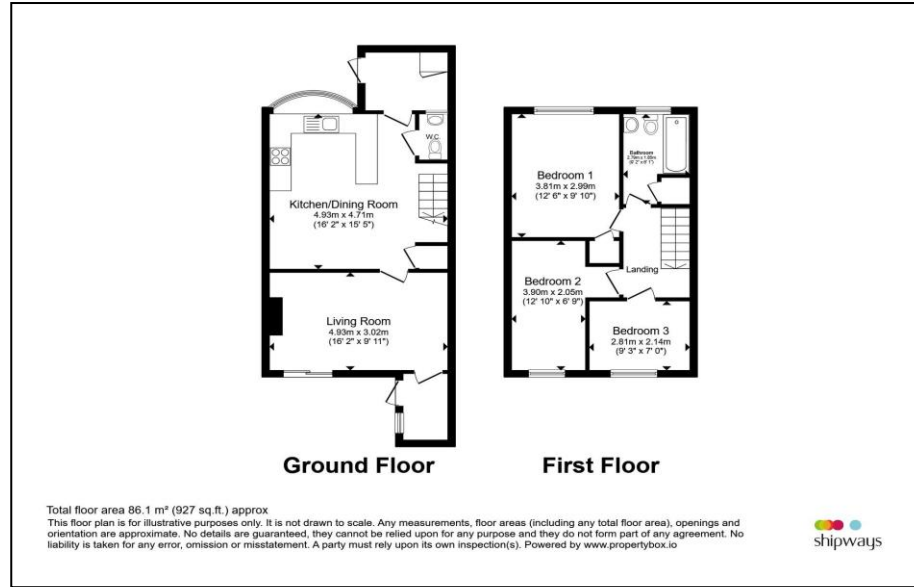
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOMS
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£160,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAB112194 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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