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for sale

guide price **£190,000 Freehold**



Hayes Grove BIRMINGHAM B24 0HR

A three-bedroom home offering excellent opportunity for refurbishment and improvement, featuring spacious accommodation across three floors, a rear garden, driveway and cul-de-sac position close to local amenities, schools and transport links.



Property Details

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.

Entrance Porch

Double glazed entrance door leading into the property with access to the reception hall.

Hallway

Stairs rising to the first-floor accommodation, access to ground floor rooms and built-in storage.

Kitchen/Lounge

A spacious open-plan living area incorporating both lounge and kitchen spaces. Dual-aspect windows provide natural light, with ample room for seating, dining and kitchen furniture.

Bedroom One

13'11" x 9'6"

Bedroom Two

9'11" x 6'11"

Bedroom Three

11'6" x 7'10"

Bathroom

Fitted with a bath and wash hand basin.

Separate Wc

Comprising a low-level WC.

Loft Room

A substantial loft room offering versatile additional accommodation.







To view this property please contact Burchell Edwards on

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Unit 3 Queens Court, Gravelly Hill Erdington
BIRMINGHAM B23 6BJ

Property Ref: ERD208294 - 0002

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: A

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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