PRIME ESTATES
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Foley Road, Ward End, Birmingham, B8 2JR
Auction Guide £150,000



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** AUCTION SALE ** AUCTION FEES APPLY ** CASH BUYERS ONLY **

This mid-terrace property is being offered with NO UPWARD CHAIN and consists of a wall bordered private front garden area, ENCLOSED ENTRANCE PORCH, entrance hallway, TWO RECEPTIONS, galley style kitchen, inner hallway, DOWNSTAIRS WC and a MODERN DOWNSTAIRS SHOWER ROOM (which is an addition to the original build. To the first floor there are THREE GOOD SIZE BEDROOMS. The current owners purchased additional garden areas to the rear of this property and the neighbouring property therefore has a larger garden than the adjoining properties. Energy Efficiency Rating:- D

AUCTION INFORMATION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Front Garden

Wall borders with pillars incorporated leading to a hard standing front garden area, with double access gates giving access to this area. Double glazed door situated to the side of an giving access to:-

Entrance Porch

5'3" x 4'6" (1.60m x 1.37m)
Enclosed entrance porch with double glazed windows to either side and to the front, wall mounted coach style light, tiling to the floor area and a further double glazed door leading to:-

Entrance Hallway

11'5" x 2'8" (3.48m x 0.81m)
Radiator, and doors to:-

Reception Room One

11'2" x 9'5" (3.40m x 2.87m)
Double glazed window to the front, radiator, decorative coving finish to the ceiling, and a brick design fireplace with a gas fire inset.

Reception Room Two

12'8" x 11'1" (3.86m x 3.38m)
Double glazed window to the rear, under stairs storage cupboard, decorative dado rail to the walls, and coving finish to the ceiling area. Brick style fireplace with a gas fire inset. Stairs are accessed via an internal door off this room with a further glazed door to the rear into:-

Kitchen

14' x 7'2" (4.27m x 2.18m)
Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Tile effect flooring, tiling to the splash prone sink area and to the window sill. Double glazed window to the side, double glazed door to the side allowing access to the side/rear garden area. An opening to the rear into:-

Inner Hall

2'9" x 2'9" (0.84m x 0.84m)
Tile effect flooring, doors to:-

Seperate WC

4'6" x 2'11" (1.37m x 0.89m)
Low flush WC, tile effect flooring, tiling to the window sill with a double glazed window to the side incorporated.

Shower Room

6'11" x 6'7" (2.11m x 2.01m)
Suite comprised of a double corner quadrant shower cubicle with paneling to the internal walls, sliding access doors and an electric shower inset. Pedestal wash hand basin, wall mounted electric heater, tile effect flooring, panelling to the walls, further panelling to the ceiling area, and double glazed windows to the side and to the rear.

FIRST FLOOR

Landing

14'4" x 2'7" (4.37m x 0.79m)
Radiator, and doors to:-

Bedroom One

14'7" x 11'2" (4.45m x 3.40m)
Double glazed window to the front, radiator, over stairs storage area with the loft access inside. Fitted bedroom units consisting of a single wardrobe, a tall boy unit, and a three drawer chest either side of the window area with a further double wardrobe to one side only

Bedroom Two

11'7" x 11'3" (3.53m x 3.43m)
Double glazed window to the rear, and a radiator.

Bedroom Three

16'11" x 7'3" (5.16m x 2.21m)
Double glazed windows to the rear and to the side, radiator, and a storage cupboard housing the boiler. Fitted units consisting of two double wardrobes, a single wardrobe, a three drawer chest and a five drawer chest.

OUTSIDE

Rear Garden

Paved area to the side of the property with fence borders housing an access gate giving access to the shared entrance area leading through to the front of the property. Low wall









divide with an access gate leading to a paved patio area with a paved pathway divide with lawn to one side, a flower bed to the other side, and a timber shed. Further paved patio area with a further timber shed, and flower bed to one side.

Additional Garden Area

Raised low wall retaining the additional garden area laid mainly to lawn with mature shrubbery and flower bed borders. Central flower bed area inset to the lawn area, further paved patio area currently used as a working area. The additional garden area has gravel board, brick, and fence borders but is open to the original garden area.

FURTHER INFORMATION

The property was under pinned pre 1990 due to concerns - Not under the insurance. The current vendor had this done and has remained in the property ever since with no issues. The vendor holds certification of the work carried out pre 1990.

Flood Risk

Surface Water
Yearly Chance - Very Low
Yearly Chance between 2040-2060 - Very Low

Rivers & Seas
Yearly Chance - Very Low
Yearly Chance between 2036 - 2069 - Very Low

OfCom Mobile

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and Variable in-home
O2 Good outdoor and Variable in-home
3 Good outdoor, Variable in-home
Vodafone Good outdoor

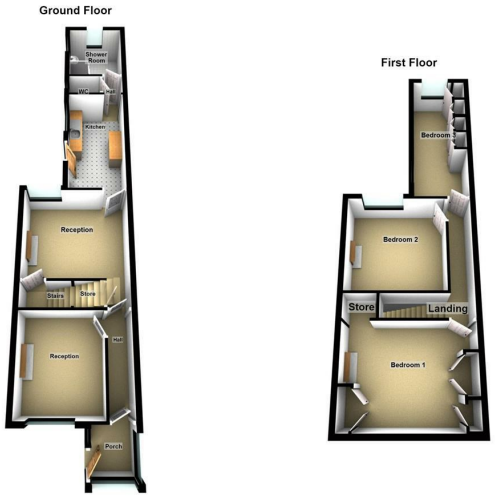
Performance across your postal district

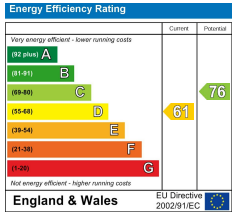
This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

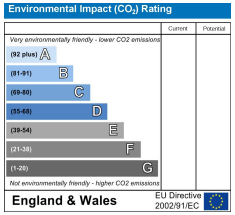
EE- 90%
O2 85%
Three 77%
Voda 85%
Performance scores should be considered as a guide since there can be local variations.

OfCom Broadband

STANDARD - Highest available download speed - 9 Mbps. Highest available upload speed - 0.9 Mbps - Availability Good
SUPERFAST Highest available download speed - 69 Mbps - Highest available upload speed - 20 Mbps - Availability Good
ULTRAFAST- Highest available download speed - 10000 Mbps - Highest available upload speed - 10000 Mbps - Availability Good







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