



Willaston Road, Birmingham B33 0PS

welcome to

Willaston Road, Birmingham

**** DO NOT MISS OUT *** NO CHAIN *** TWO DOUBLE BEDROOMS *** SEMI DETACHED *** DOUBLE GARAGE *** POTENTIAL TO EXTEND (STPP) *** BRAND NEW FULLY FITTED KITCHEN *** LOUNGE DINER *** NON-STANDARD CONSTRUCTION *** FAMILY BATHROOM *** DRIVEWAY *** GARDEN *** CALL SHIPWAYS TO VIEW *****

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.

Front Garden

Driveway, garden and access to garage.

Entrance Porch

Double glazed window to front and door to hall.

Entrance Hall

Radiator and ceiling light point.

Lounge

11' 1" x 20' 1" (3.38m x 6.12m)

Double glazed window to front and rear, two radiators and two ceiling light points.

Kitchen

9' x 10' (2.74m x 3.05m)

Double glazed window to rear, double glazed door to side, wall and base units, one and half sink and drainer, built in hob oven and extractor, integrated fridge and dishwasher, radiator and ceiling light point.

Utility Room

4' x 13' (1.22m x 3.96m)

Door to garden, space for appliances, side access to front and ceiling light point.

Landing

Double glazed window to side and ceiling light point.

Bedroom One

15' max x 10' (4.57m max x 3.05m)

Double glazed window to front, built in wardrobes and ceiling light point.

Bedroom Two

11' x 11' 1" (3.35m x 3.38m)

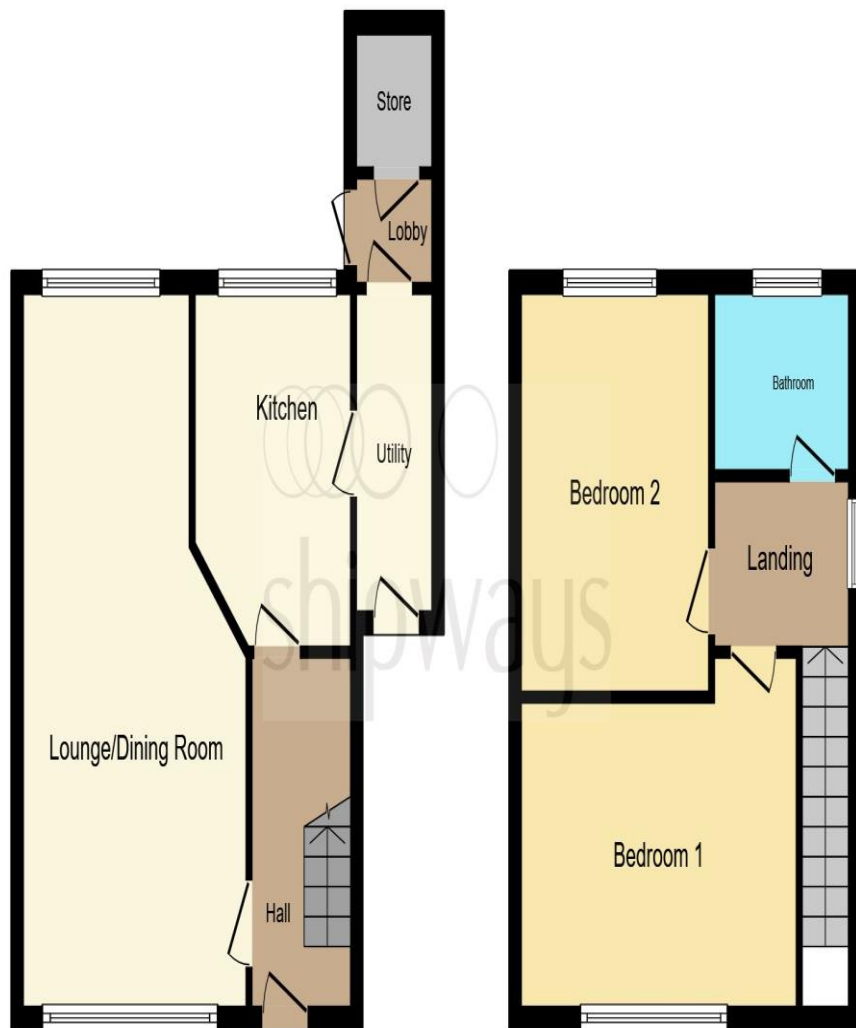
Double glazed window to rear, built in wardrobes, radiator and ceiling light point.

Bathroom

Double glazed window to rear and side, P shape bath with shower over, low level w.c, pedestal sink, towel rail radiator and spotlights.

Rear Garden

Low maintenance garden, brick shed and rear access.



Ground Floor

First Floor

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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Willaston Road, Birmingham

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- NO CHAIN
- FREEHOLD

Tenure: Freehold

EPC Rating: C

Council Tax Band: A

guide price

£160,000



view this property online shipways.co.uk/Property/CAB111946



Property Ref:
CAB111946 - 0009

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