



48 Raddlebarn Farm Drive

Selly Oak, Birmingham, B29 6UW

Auction Guide £180,000



****NO CHAIN – ENLARGED TWO-BEDROOM SEMI-DETACHED HOME** FOR SALE BY MODERN METHOD OF AUCTION – GUIDE PRICE £180,000 – NO CHAIN!** Tucked away in a quiet cul-de-sac, this nicely presented and enlarged two-bedroom semi-detached home offers spacious accommodation, a sweeping driveway and mature rear garden. Ideally placed for Bournville and Selly Oak stations, the QE Hospital and University of Birmingham



Approach

This extended two bedroom semi detached property is approached via a block paved front driveway providing plentiful off street parking and a low maintenance stoned fore garden with decorative flowerbeds to all boundaries with mature plants, trees and shrubs, also side access gate to the rear garden and then a decking step leads to a double glazed front entry door opening into:

Entrance Hall

With stairs giving rise to the first floor landing, ceiling light point and door opening into:

Open Plan Living/Dining Room

24'08" x 10'01" min x 13'02" (7.52m x 3.07m min x 4.01m)

With double glazed bay window to the front aspect, two central heating radiators, three ceiling light points, cornice to ceiling, inset electric fire, door to under stairs storage cupboard, double glazed window and double glazed door giving views and access into the conservatory and further door opening into:

Kitchen

13'08" x 6'04" (4.17m x 1.93m)

With a matching selection of wall and base units with work surfaces incorporating one and half bowl stainless steel sink and drainer with hot and cold mixer tap, double glazed window to the rear aspect, frosted double glazed UPVC door giving access to the side entry way, two strip ceiling light points, integrated four ring Zanussi Induction hob with in-built extractor over, integrated Neff oven, integrated fridge, freezer and dishwasher, breakfast bar area, mosaic tiling to splash backs, central heating radiator and door opening into:

Ground Floor WC

6'06" x 2'06" (1.98m x 0.76m)

With push button low flush WC, wash hand basin on pedestal with hot and cold mixer tap, tiling to splash backs, central heating radiator and ceiling light point.

Conservatory

12'10" x 10'08" (3.91m x 3.25m)

With double glazed windows to the rear garden, double glazed French doors giving access to the rear garden and laminate floor covering.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with frosted double glazed window to the side aspect, ceiling light point, loft access point and door opens into:

Bathroom

6'05" x 7'01" to window recess (1.96m x 2.16m to window recess)

With panel bath with hot and cold taps and electric shower over, wash hand basin on pedestal with hot and cold taps, low flush WC frosted double glazed window to the rear aspect, fully tiled to all walls, central heating radiator and ceiling light point.

Bedroom One

13'03" to rear of wardrobes x 12'06" (4.04m to rear of wardrobes x 3.81m)

With two double glazed windows to the front aspect, ceiling light point, central heating radiator and further built-in mirror fronted sliding wardrobes.

Bedroom Two

12'01" to rear of wardrobes x 6'05" (3.68m to rear of wardrobes x 1.96m)

With double glazed window to the rear aspect, ceiling light point, central heating radiator and in-built sliding mirror fronted wardrobes.

Rear Garden

With a block paved side return pathway from the drive, access to garden workshop/shed. From the conservatory a block paved patio with decorative flowerbeds to borders and step then leads down to further garden area with block paved patio raised decorative flowerbeds, further garden shed, mature trees, plants and shrubs and being finished with panel fencing to all borders.

AUCTION INFORMATION

AUCTIONEER'S COMMENTS – MODERN METHOD OF AUCTION

This property is offered for sale by the Modern Method of Auction in partnership with iamsold Limited.

Guide Price: £180,000

The Guide Price is an indication of the level at which bidding may commence and is not necessarily the price at which the property will sell. The property is subject to an undisclosed

Reserve Price, and both prices may change.

The successful purchaser will be required to sign a Reservation Agreement and pay a non-refundable Reservation Fee in addition to the agreed purchase price. The applicable fee will be confirmed within the auction terms and conditions.

Under the Modern Method of Auction, exchange and completion are generally required within 56 days of the buyer's solicitor receiving draft contracts, subject to the auction terms.

Prospective purchasers should carefully review the Buyer Information Pack, auction terms and conditions, and all applicable fees before bidding.

IMPORTANT PROPERTY INFORMATION

The property is situated close to an electricity pylon, with overhead power lines crossing the land. This has raised significant concerns regarding mortgageability, and conventional mortgage finance may be difficult to obtain.

Purchasers intending to use mortgage finance must satisfy themselves that suitable funding is available before bidding or entering into a Reservation Agreement.

For further information, please contact Rice Chamberlains or visit www.iamsold.co.uk.





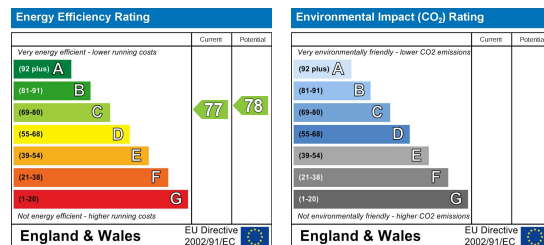
Floor Plan



Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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