



South Street, Birmingham B17 0DB

welcome to

South Street, Birmingham

*** BEAUTIFULLY PRESENTED *** THREE BEDROOM HOME *** EXCELLENT LOCATION *** B17 HARBORNE VILLAGE *** WALKING DISTANCE TO HIGH STREET *** MULTIPLE RECEPTION ROOMS *** 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.

Agent Note

This property is council tax band C.

Reception Room

12' x 11' 4" (3.66m x 3.45m)

Front door into reception room, double glazed window to front, door to hall, fireplace, ceiling light

connection, laminate flooring.

Hall

Stairs to first floor, door to reception room & lounge/living room.

Lounge/Living Room

11' 11" x 11' 5" (3.63m x 3.48m)

Double glazed window to rear, storage cupboard, fireplace, carpet, ceiling light connection.

Kitchen

11' 11" excluding hall. x 8' 7" (3.63m excluding hall. x 2.62m)

Double glazed window, door to garden, door to bathroom, tiled floor, sink & drainer with mixer tap, integrated oven & gas hob, range of wall & base units with worktops over, tiles to splash-prone areas, space for fridge freezer, wall mounted boiler, ceiling light connection.

Bathroom

9' 2" x 5' 3" (2.79m x 1.60m)

Bath with shower over & shower curtain, low level flush w/c, wash hand basin with storage beneath, ceiling spotlights, tiled to splash-prone areas, central heating radiator.

Landing

Doors to the two bedrooms.

Bedroom 1

12' x 11' 3" (3.66m x 3.43m)

Double glazed window to front, fireplace, built in cupboard, central heating radiator, carpet, ceiling light connection.

Bedroom 2

12' x 11' 5" (3.66m x 3.48m)



Double glazed window to front, fireplace, central heating radiator, carpet, ceiling light connection.



Front Garden

Small front garden. low brick wall surrounds, step into garden, steps up to front door.

Rear Garden

In need of some TLC, fencing for privacy, lots of trees, sunroom.

SunRoom

14' 9" x 11' 10" (4.50m x 3.61m)

Double glazed window & door, carpet, shelving, ceiling light connection, bathroom.

Parking

On Street.



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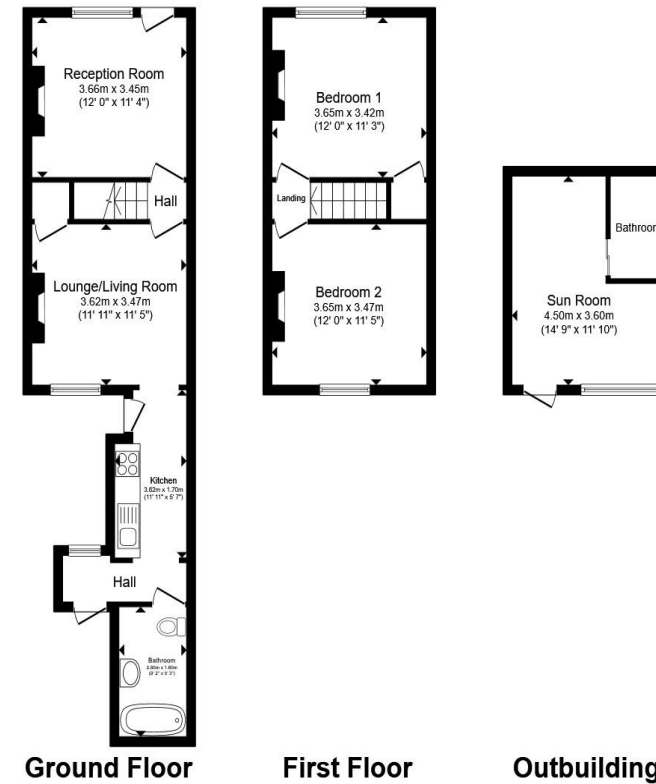
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Excellent Location - commutable to QE Hospital.
- 3 bedrooms.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£260,000



Total floor area 87.7 m² (944 sq.ft.) approx

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.propertybox.io



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Property Ref:
HBN112225 - 0003

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