

FOR SALE



Glencoe Road, Edgbaston, B16
3 Bedroom, End of Terrace. £150,000

MARTIN & CO

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- Walking distance to the New Hospital
- Two bathrooms
- Good transport links
- Downstairs bathroom
- Ideal for investors

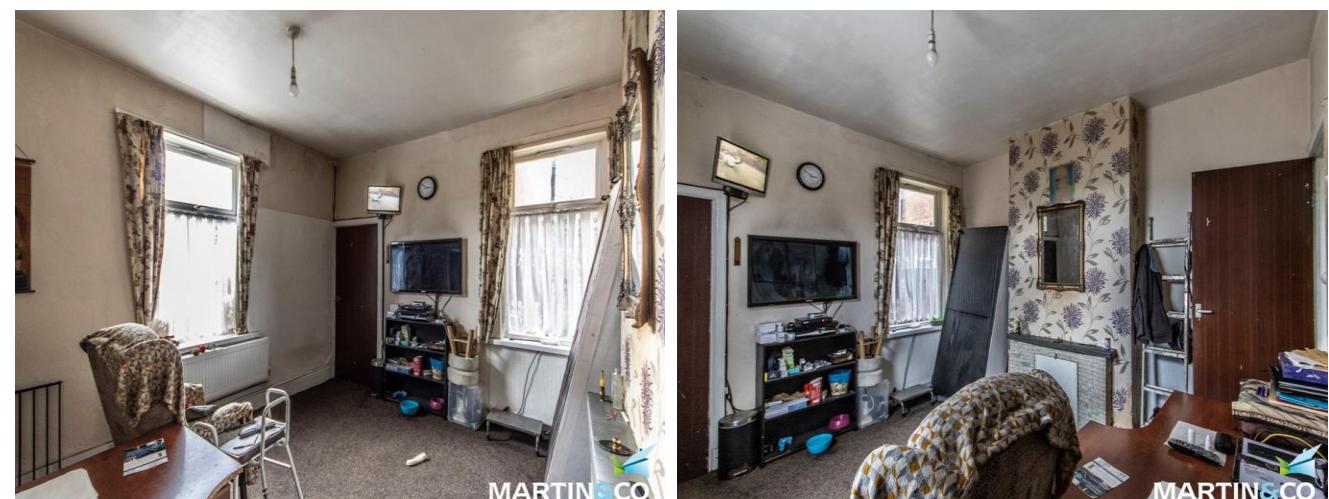
For sale by unconditional online auction in partnership with SDL Auctions. Full terms and conditions are available on the SDL Auctions website.

You will need a little imagination to see the endless potential this property offers as it is a blank canvas just waiting to be transformed into your dream home! Once inside you will see this house is in need of some love and tender care. The lounge and dining rooms have a real feeling of spaciousness and could be used as required by your family and the rectangle shaped kitchen means that you can chat away to your loved ones as you prepare a tasty lunch or a hearty evening meal. The bedrooms are all of a good size and the family bathroom is located downstairs which also has a separate shower cubicle.

The property is situated a stones throw from the New Super Hospital, access to the M5 is just around the corner and there are plenty of bus links nearby.

CONDITIONS OF SALE

The Conditions of Sale will be deposited at the offices of the auctioneers and vendors solicitors/licensed conveyancers prior to the auction and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn.



The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

A 5% deposit is payable on the fall of the gavel, subject to a minimum of £5,000.

GUIDE PRICES AND RESERVE PRICES

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction. A full definition of the Guide Price and the Reserve Price can be found in the Buyers Terms.

ENERGY PERFORMANCE CERTIFICATES

EPCs can be viewed in the legal pack.

NOTE

Prospective purchasers will need to register within the auction room before the sale commences. Two items of identity will be required together with an indication of how a contractual deposit will be paid. We do not take cash or cheque deposits. Remote bidding facilities are also available.

AUCTION FEES

The sale of this lot is subject to a buyers fee of 4.8% including VAT, subject to a minimum of £6,000 including VAT. This does not contribute towards the purchase price and is payable on the fall of the hammer.

The purchase of this property may include associated fees not listed here. Any additional fees will be confirmed in the legal pack which can be downloaded from the SDL website from the lot information section. To find out more about any additional fees associated with this property please contact the auction office.

Full terms and conditions are available on the SDL Auctions website - sdluctions.co.uk/wp-content/uploads/2019/04/SDL-Auctionsbuyer-terms.pdf



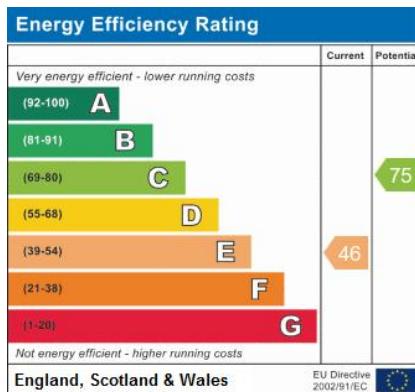
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Ground Floor



First Floor



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

