



Fox Hollies Road, Acocks Green

Guide Price £58,000



Flat 6

Fox Hollies Road, Birmingham

PROPERTY OVERVIEW

A fantastic opportunity to purchase this third floor flat which would be ideal for an investor or a first time purchaser. The property situated on the third floor briefly comprises of: entrance hall, lounge/kitchen, bedroom and bathroom.

PROPERTY LOCATION

Fox Hollies Road is close to local amenities such as shops and schools, within easy reach of Acocks Green railway station and the Warwick Road which offers good transport links to Birmingham City Centre and Solihull offering excellent travel in and out

Council Tax band: A

Tenure: Leasehold

- For Sale By Modern Auction – T & C's Apply
- Subject To Reserve Price
- Buyers Fees Apply
- The Modern Method Of Auction
- One Bedroom Third Floor Flat
- NO UPWARD CHAIN
- Ideal For An Investor Or First Time Buyer
- Lounge/Kitchen
- Bedroom
- Early Viewing Essential



**ENTRANCE HALL**

11' 5" x 3' 3" (3.48m x 0.99m)

LOUNGE/KITCHEN

15' 10" x 12' 10" (4.83m x 3.91m)

BEDROOM

12' 0" x 5' 10" (3.67m x 1.79m)

BATHROOM

12' 0" x 5' 7" (3.67m x 1.70m)

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob and extractor.

ADDITIONAL INFORMATION

Services: water meter and electricity. Service Charge: £900 pa. Ground Rent: £20 pa.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





AUCTIONEER COMMENTS

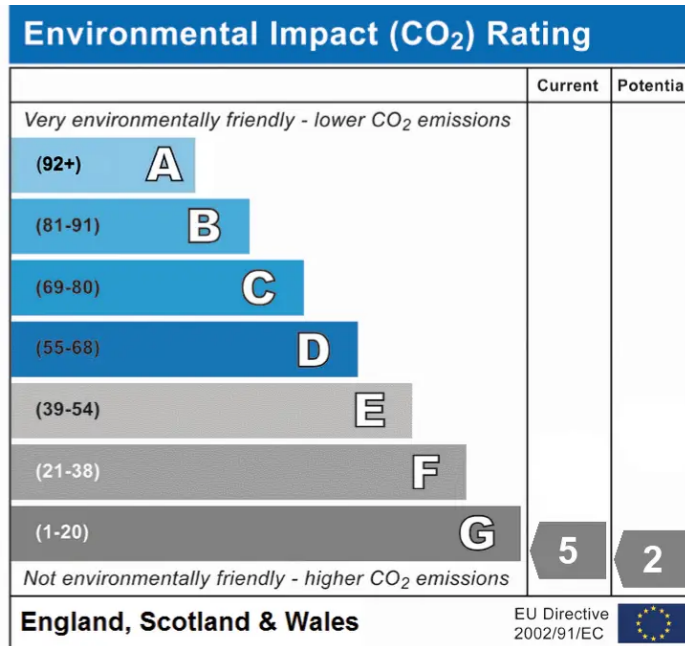
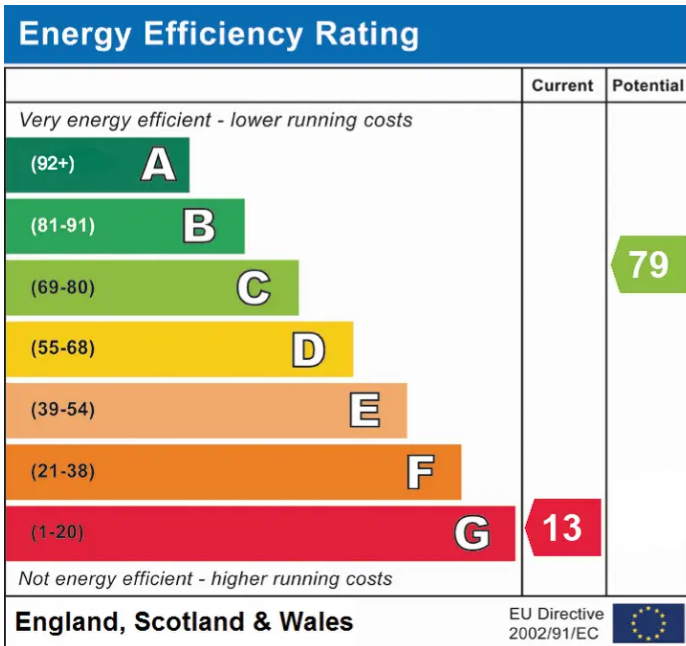
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/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. These services are optional.





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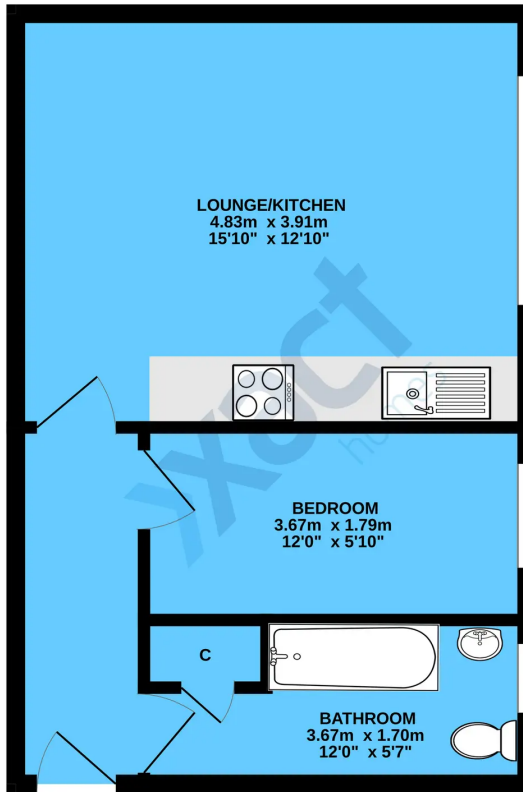
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GROUND FLOOR
36.5 sq.m. (393 sq.ft.) approx.



TOTAL FLOOR AREA : 36.5 sq.m. (393 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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