



smarthomes

## Bakeman House

Cov entry Road, Yardley, B26 1AA

- MODERN AUCTION PROPERTY
- T&C's and Buyers Fees Apply
- A Spacious First Floor Flat – CASH BUYERS ONLY
- Two Double Bedrooms

**Auction Guide Price £55,000**

EPC Rating - 81

Current Council Tax Band - A





## Property Description

The property is accessed via a communal hallway with stairs and lift access to all floors. On the first floor a private front door leads into

### Entrance Hallway

With two ceiling light points, laminate flooring, radiator, useful storage cupboard and doors leading off to

### Spacious Lounge to Front

14' 8" x 11' 7" (4.47m x 3.53m) With a double glazed window to front elevation, wall mounted radiator, ceiling light point and a tiled fireplace with wooden surround



### **Fitted Kitchen to Side**

13' 6" x 6' 2" (4.11m x 1.88m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Wall mounted gas central heating boiler, space and plumbing for washing machine, breakfast bar, tiling to splash back areas and floor, radiator, ceiling light point and a double glazed window to the side aspect



### **Bedroom One to Front**

13' x 10' 3" (3.96m x 3.12m) With double glazed window to front elevation, radiator and ceiling light point

### **Bedroom Two to Front**

13' x 8' 4" (3.96m x 2.54m) With double glazed window to front elevation, radiator and ceiling light point



### **Bathroom**

4' 9" x 4' 9" (1.45m x 1.45m) Being fitted with a white suite comprising of a panelled bath with shower over and a pedestal wash hand basin. Radiator, airing cupboard, tiling to full height, laminate flooring and a ceiling light point



### **Separate W.C**

With a low flush W.C, tiling to walls and floor and ceiling light point

### **Tenure**

We are advised by the vendor that the property is leasehold with approx. 118 years remaining on the lease, a service charge of approx. £750 per annum and a ground rent of approx. £5 per annum but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - A

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.80% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

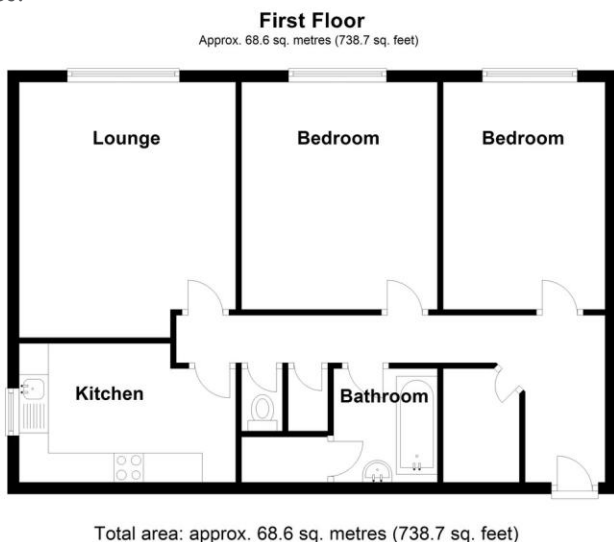
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

#### Referral Arrangements

Should you opt to use Conveyancing Services recommended by iamsold or the Partner Agent, please be advised that the iamsold will receive payment of up to £450.00 from the Conveyancing Provider for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are optional, and you should consider your options carefully before accepting any recommended services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	81	81
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.