



76 MILCOTE ROAD, SOLIHULL, B91 1JW

AUCTION GUIDE PRICE £140,000

EPC: C Council Tax Band: C



### Location

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. The buyer will pay £300 inc VAT for this pack which you must view before bidding. 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.

- For Sale by Auction - T & C's Apply
- Subject To Reserve Price
- Buyer's Fee Apply
- The Modern Method of Auction
- View, Bid, Buy
- Online Bidding Available
- Priced to sell
- Fixed Timescales for Exchange and Completion



For sale by Modern Method of Auction: Starting bid price of £140,000 plus reservation fee. A spacious two double bedroom first floor apartment situated in a sought after location within easy walking distance of Solihull town centre. The property offers both gas central heating and double glazing. The excellent living accommodation briefly comprises; communal entrance hall with security intercom system, entrance hall, cloakroom, breakfast kitchen, large lounge/diner, inner hall, two double bedrooms, bathroom, separate wc, communal gardens, parking area and garage en bloc. The property will be sold with an Extended Lease. This property is for sale by The West Midlands Property Auction powered by IAM Sold Ltd.



**COMMUNAL ENTRANCE HALLWAY** with security intercom system

**ENTRANCE HALL**

**CLOAKS CUPBOARD**

**BREAKFAST KITCHEN** 13' 0" 8' 8" min x 12' 1" max (3.96m x 2.64m)

**SPACIOUS LOUNGE/DINER** 21' 6" x 11' 7" (6.55m x 3.53m)

**INNER HALLWAY** storage cupboard

**BEDROOM ONE** 13' 4" x 11' 7" (4.06m x 3.53m)

fitted wardrobes

**BEDROOM TWO** 10' 11" x 9' 0" (3.33m x 2.74m)

**BATHROOM**

**SEPARATE WC**

**COMMUNAL GARDENS**

**GARAGE EN BLOC**

**PARKING AREA**



Length of Lease: 130 years

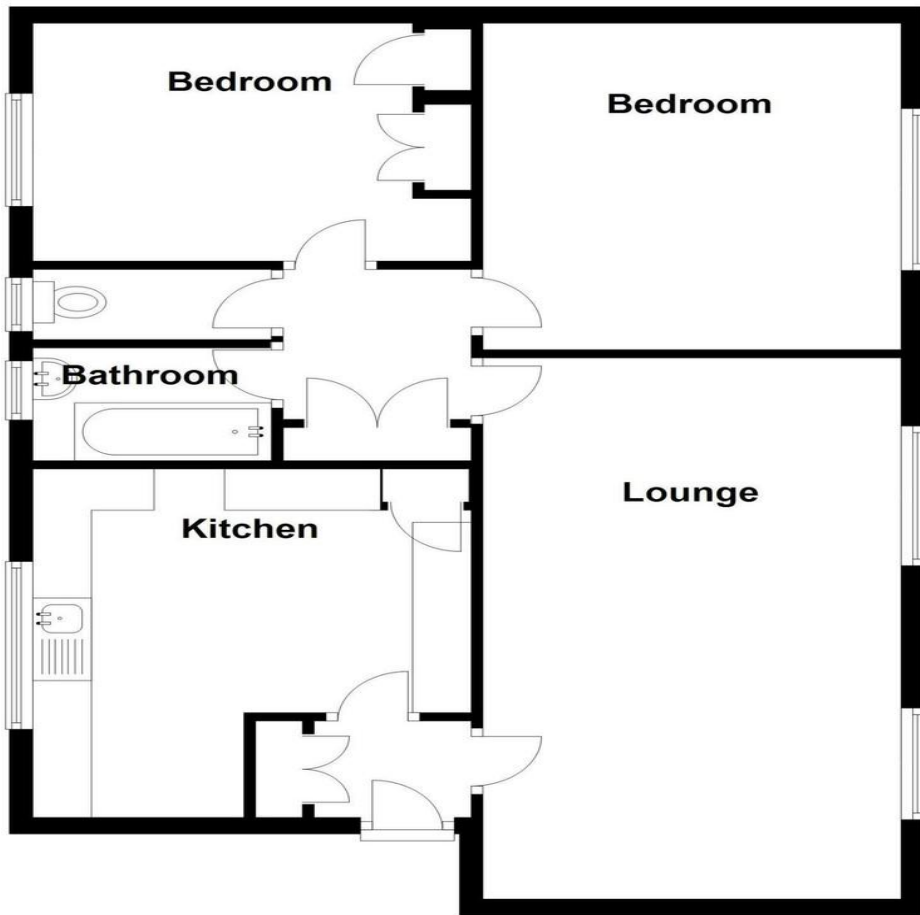
Service Charge: £2,178 p.a

Ground Rent: tbc

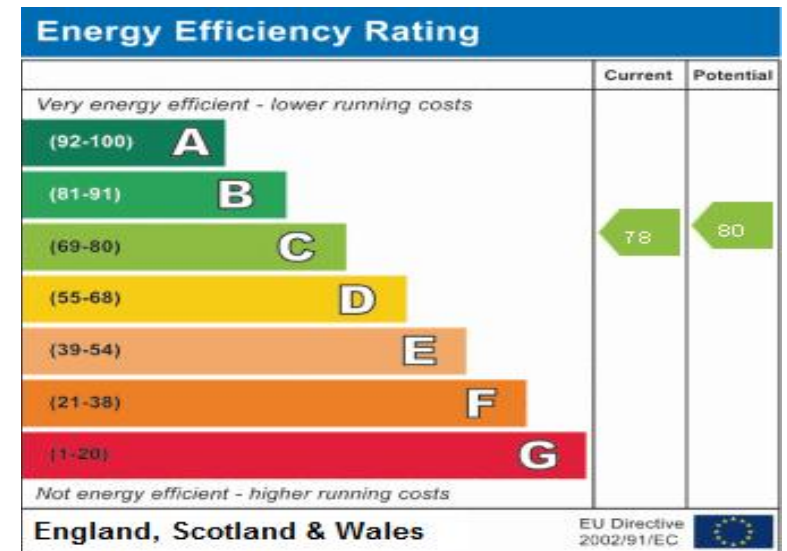
*Tenure: We have been advised by the seller that the property is Leasehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)*



**First Floor**  
 Approx. 74.8 sq. metres (805.0 sq. feet)



Total area: approx. 74.8 sq. metres (805.0 sq. feet)



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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.

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