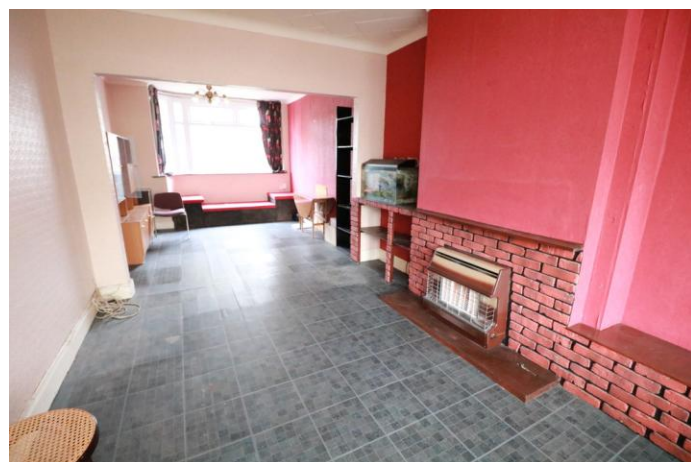




127 STROUD ROAD, SHIRLEY, SOLIHULL, B90 2JX

AUCTION GUIDE PRICE £230,000

EPC: G Council Tax Band: C



Auctioneer Comments

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 Limited

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 (for standard Grade 1 properties). 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 4.2% 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 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

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

- 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
- Fixed Timescales for Exchange & Completion
- BID ON ME

For sale by Modern Method of Auction: Starting price £250,000 Plus reservation fee.

A three bedroom traditional style semi detached residence in need of some modernisation, situated in a popular location. The accommodation briefly comprises; entrance porch entrance hall, spacious through lounge, kitchen, covered side walkway, separate wc, sun room, first floor landing, three bedrooms, bathroom/wc, fore garden, enclosed rear garden, rear garage. No Upward Chain. This property is for sale by The West Midlands Property Auction powered by IAM Sold Ltd.

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL

TROUGH LOUNGE 27' 2" x 11' 0" (8.28m x 3.35m)

KITCHEN 12' 1" max x 6' 0" (3.68m x 1.83m)

COVERED SIDE WALKWAY

SEPARATE WC

SUN ROOM 15' 3" x 7' 10" (4.65m x 2.39m)

FIRST FLOOR LANDING 0' 0" x 0' 0"

BEDROOM ONE 13' 7" x 10' 5" (4.14m x 3.18m)

BEDROOM TWO 13' 9" x 9' 1" (4.19m x 2.77m)

BEDROOM THREE 8' 9" x 7' 6" (2.67m x 2.29m)

BATHROOM/WC

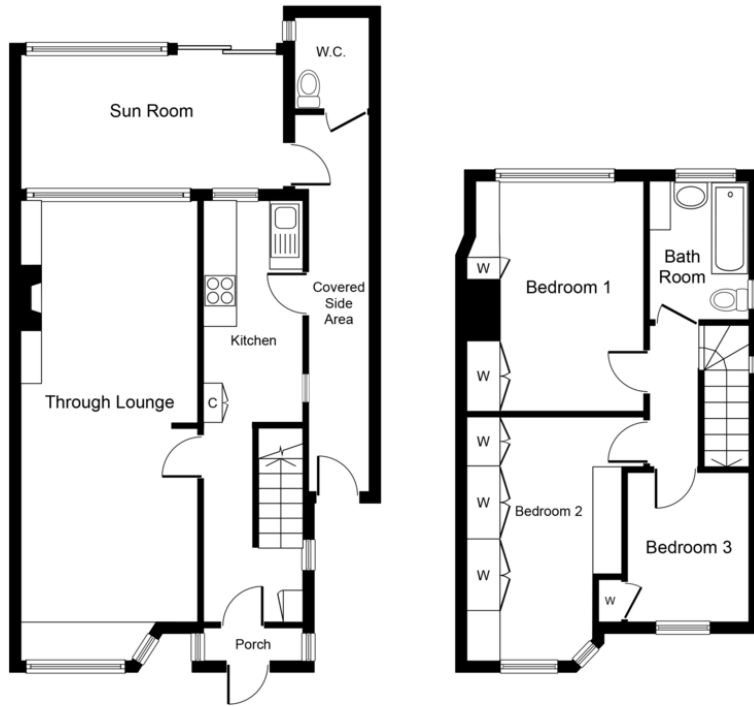
FORE GARDEN

ENCLOSED REAR GARDEN

GARAGE TO THE REAR

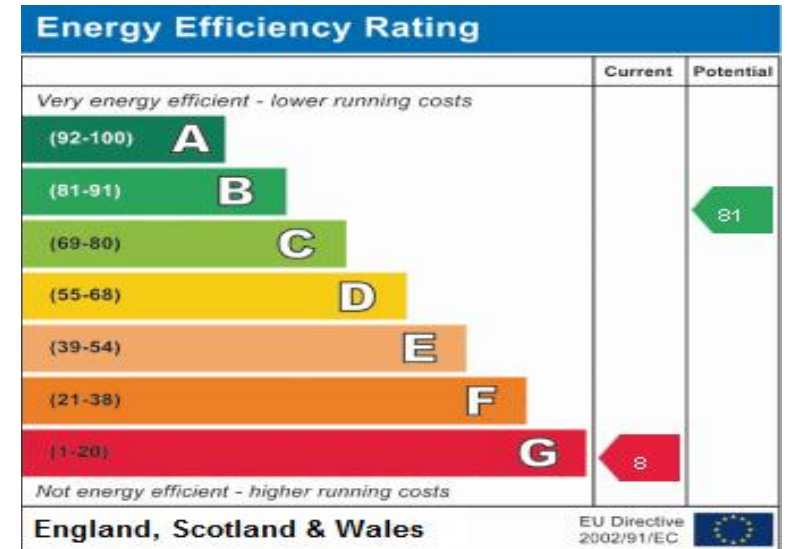


Tenure: We have been advised by the seller that the property is Unknown. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Ground Floor
First Floor
Approx. Gross Internal Floor Area 107.2 sq.m. (1,154 sq.ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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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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