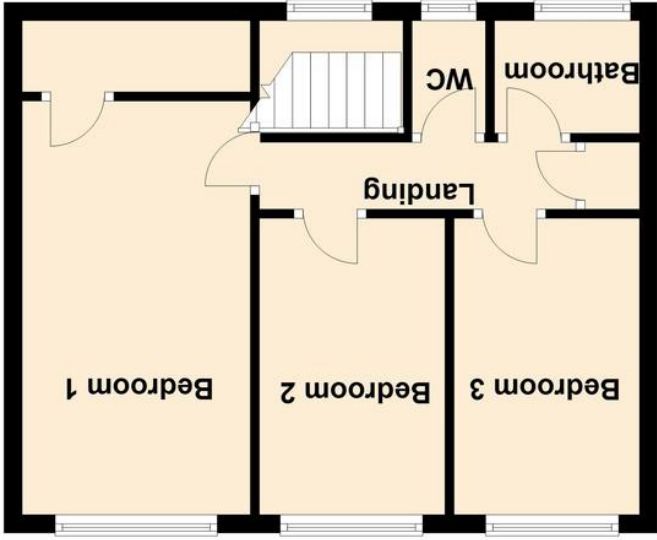


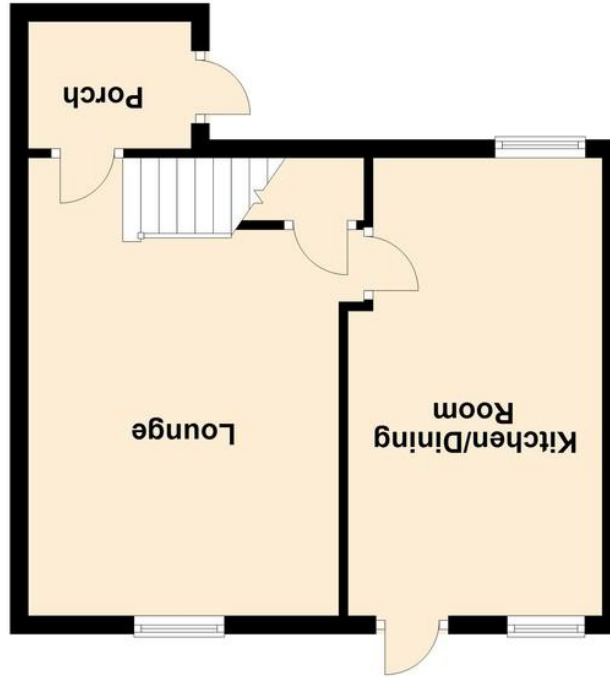
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE

25 Barle Grove

Total area: approx. 72.1 sq. metres (776.3 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using PlanLP.

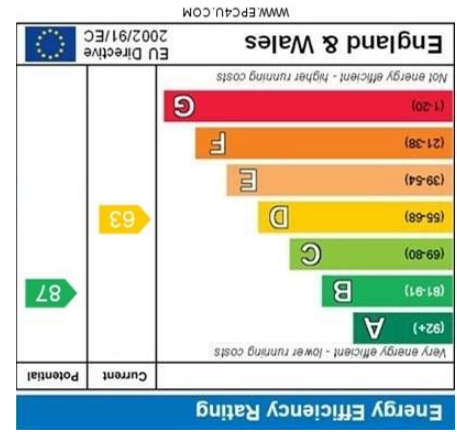


First Floor
 Approx. 37.3 sq. metres (401.3 sq. feet)



Ground Floor
 Approx. 34.8 sq. metres (375.0 sq. feet)

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Castle Bromwich | 0121 241 1100



- IDEAL FIRST TIME BUYER PROPERTY
- IN NEED OF MODERNISATION
- THREE BEDROOMS ONE WITH BUILT IN WARDROBE
- KITCHEN DINER DUAL ASPECT
- SPACIOUS LOUNGE

Barle Grove, Smithswood, Birmingham, B36 0TY

Auction Guide Price
 £100,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

For sale by Modern Method of Auction: Starting Bid Price £100,000 plus Reservation Fee.

Fantastic opportunity to acquire this three bedroom mid terraced which is in need of some cosmetic modernisation, would be ideal for first time buyers or investors looking for their next project. In brief the property comprises of porchway, spacious lounge, kitchen diner, downstairs WC with three bedrooms and bathroom to first floor, property also has well tended private rear garden, also benefitting from warm air heating system. Perfectly situated in the sought after area of Smithswood within 0.5 mile of local shops and amenities and Birmingham Airport and the ever popular Resorts World are within 3 mile. Do not miss this great opportunity call Green and Company to arrange your viewing.

Front garden is accessed via a small gated picket fence with paved way to porch.

PORCH With door to:-

LOUNGE 18' max 15' 11" min x 12' 10" (5.49m max 4.85m min x 3.91m) Having stairs to first floor, door into WC, door to kitchen, brick effect feature fireplace, window to rear and vent for warm air system.

KITCHEN / DINER 16' 7" x 9' (5.05m x 2.74m) With double oven, gas hob, extractor, space for fridge and washing machine, laminate wood effect flooring, warm air system control panel, window to front, window and door to rear and selection of wall and base units.

WC With vinyl flooring, WC and wash basin.

FIRST FLOOR LANDING Having doors to all bedrooms, bathroom, WC and airing cupboard.

BEDROOM ONE 15' x 8' 4" (4.57m x 2.54m) Having built in wardrobe, window to rear and warm air vent.

BEDROOM TWO 10' 9" x 6' 9" (3.28m x 2.06m) Having window to rear and warm air vent.

BEDROOM THREE 10' 9" x 6' 7" (3.28m x 2.01m) Having window to rear and warm air vent.

BATHROOM Benefitting from tiled walls with electric shower over bath, wash hand basin and window to front.

WC Having WC and window to front.

REAR GARDEN Having crazy paving patio area and well established lawn, trees and shrubs, also benefitting from a brick built shed and access to shared alley.

Council Tax Band A Solihull Metropolitan Borough Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

The property is for sale by 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. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the 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.

The 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

The Partner Agent and the 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.