



smarthomes

Gorleston Road

Warstock, Birmingham, B14 4NR

- For Sale by Modern Auction – T & C's
- Subject to Reserve Price - Buyers Fees Apply
- A Three Bedroom End Terraced Property
- Southerly Facing Rear Garden

Guide Price

£160,000

EPC Rating 65

Current Council Tax Band – B





Property Description

The property is set back from the road behind a block paved driveway providing off road parking for one car and extending to UPVC double glazed door leading into

Entrance Hallway

With ceiling light point and door leading off to

Lounge to Front

13' 5" x 12' 3" (4.09m x 3.73m) With double glazed bay window to front elevation, central heating radiator, ceiling light point and gas feature fireplace with tiled hearth and surround

Kitchen Diner to Rear

9' 0" x 16' 8" (2.74m x 5.08m) Being fitted with wall and base units with work surface over incorporating a sink and drainer unit with mixer tap, tiling to splashback areas, space for electric cooker with extractor fan over, central heating radiator, two ceiling light points, under stairs storage cupboard housing the gas meter, fuse box and electric meter, double glazed window to rear and double glazed door leading out to the rear garden



Accommodation On The First Floor

Landing

With ceiling light point, double glazed window to side, loft hatch and doors leading off to

Bedroom One to Rear

13' 0" x 9' 1" (3.96m x 2.77m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Bedroom Two to Front

10' 3" x 9' 1" (3.12m x 2.77m) With double glazed window to front elevation, central heating radiator and ceiling light point



Bedroom Three to Rear

9' 2" x 7' 7" (2.79m x 2.31m) With double glazed window to rear elevation, central heating radiator and ceiling light point

Family Bathroom to Front

6' 3" x 6' 9" (1.91m x 2.06m) Being fitted with a three piece white suite comprising; panelled bath with electric shower over, low flush WC and pedestal wash hand basin, half tiled surround, obscure double glazed window to side, storage cupboard housing the Ideal combination boiler, chrome ladder style central heating radiator and ceiling light point



Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries and side access to the front of the property.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - B

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, iam sold.

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 £6,600.00 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.



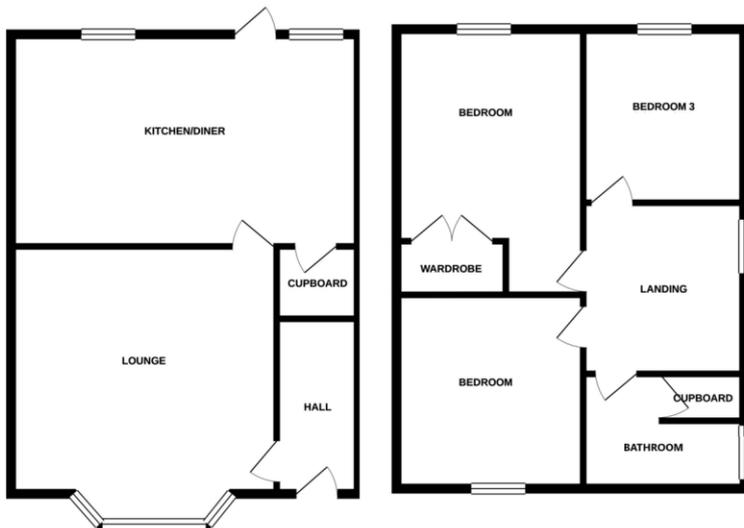
The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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.

Agents Note:

Please note that this property is owned by an employee of Smart Homes Estate Agents



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

316 Stratford Road
Shirley
Salihull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.