



46 HENLEY CRESCENT, SOLIHULL, B91 2JH

AUCTION GUIDE PRICE £300,000

EPC: C Council Tax Band: D



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 £320,000. A three bedroom semi detached residence situated in a popular location. The property offers both gas central heating and double glazing. The accommodation briefly comprises; entrance hall, lounge, dining room, kitchen, utility room, first floor landing, three bedrooms, shower room/wc, driveway, garage and good size rear garden. This property is for sale by The West Midlands Property Auction powered by IAM Sold Ltd.



ENTRANCE HALL

LOUNGE 16' 0" into bay x 11' 0" max (4.88m x 3.35m)

DINING ROOM 10' 9" x 9' 0" (3.28m x 2.74m)

KITCHEN 11' 0" max 8' 2" min x 7' 10" (3.35m 2.49m x 2.39m)

with pantry

UTILITY ROOM 10' 2" x 8' 0" (3.1m x 2.44m)

FIRST FLOOR LANDING

BEDROOM ONE 16' 0" into bay x 11' 0" (4.88m x 3.35m)

BEDROOM TWO 11' 4" x 10' (3.45m x 3.05m)

BEDROOM THREE 9' 10" x 7' 0" (3m x 2.13m)

SHOWER ROOM/WC

DRIVEWAY

GARAGE 17' 4" x 7' 4" (5.28m x 2.24m)

GOOD SIZE ENCLOSED REAR GARDEN



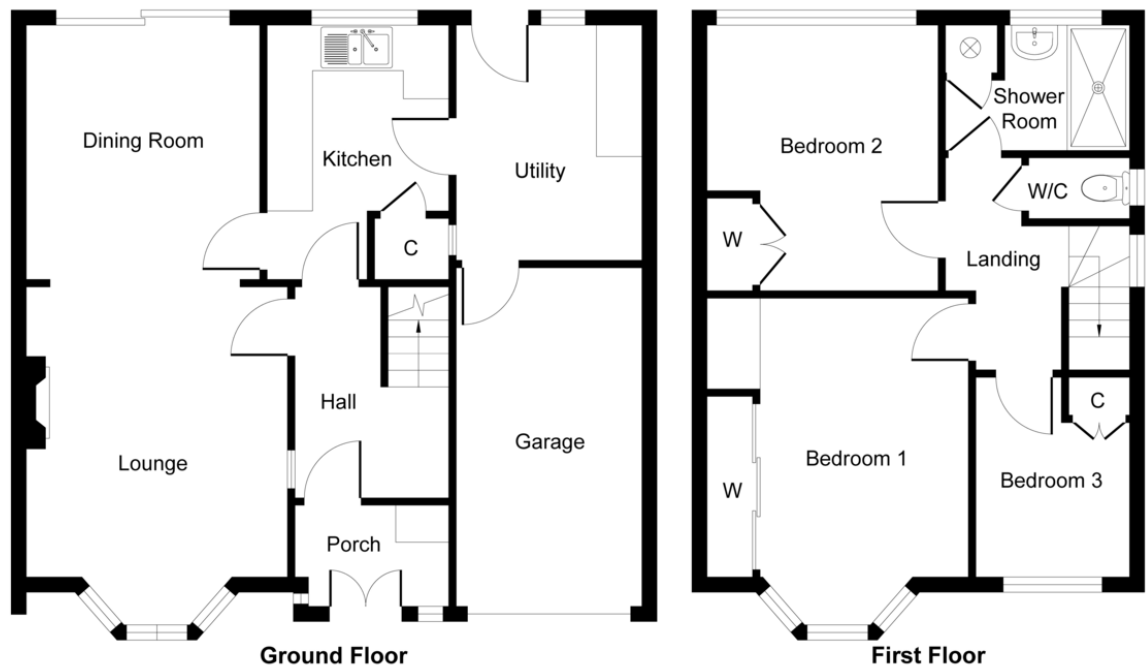
***** DRAFT DETAILS *****

Details have not been confirmed by the property owner.

This is a draft copy only, therefore, we cannot confirm their accuracy.

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





Approx. Gross Internal Floor Area 1,112 sq. ft. (103.26 sq. m)

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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