



174 St. Giles Road, Birmingham, West Midlands, B33 0HH

3 Bed House - Mid Terrace

By Auction £95,000

🔑 Receptions 1

🛏 Bedrooms 3

💧 Bathrooms 2



- FOR SALE BY AUCTION - T&C'S APPLY
- RESERVATION FEE APPLICABLE
- FIXED TIMESCALE FOR EXCHANGE
- RENTAL VALUE £650PCM
- NO UPWARD CHAIN

- THREE BEDROOMS
- OFF ROAD PARKING
- CONSERVATORY
- CLOSE TO LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS



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FOR SALE BY MODERN METHOD OF AUCTION: Starting Bid Price £95,000 plus reservation fee.

EXCELLENT OPPORTUNITY TO IMPROVE AND ADD VALUE Set within easy access to good local amenities along with the M42 Motorway and Birmingham International Airport. Briefly comprising, Kitchen Diner, Conservatory and Lounge. To the first floor there are 3 Good Size Bedrooms and a family bathroom.

IDEAL FOR FIRST TIME BUYERS AND INVESTORS THIS PROPERTY OFFERS A GENUINELY STRONG YIELD ONCE IMPROVEMENT WORKS ARE COMPLETED AND WOULD COMMAND A RENTAL RETURN IN EXCESS OF £7800 PA

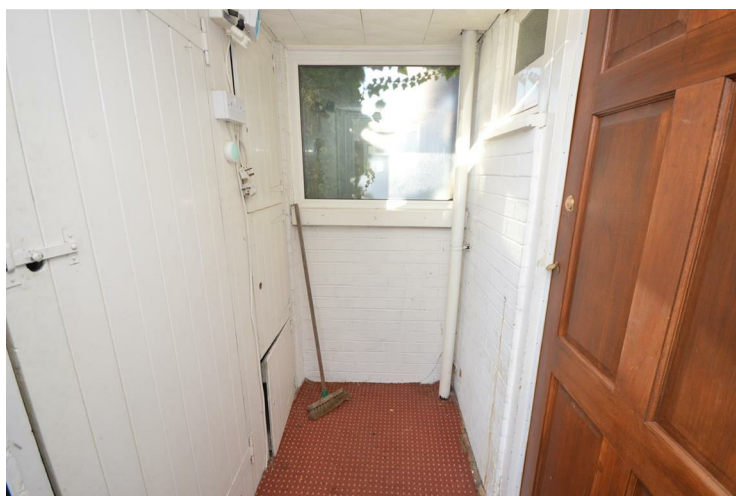
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Approach



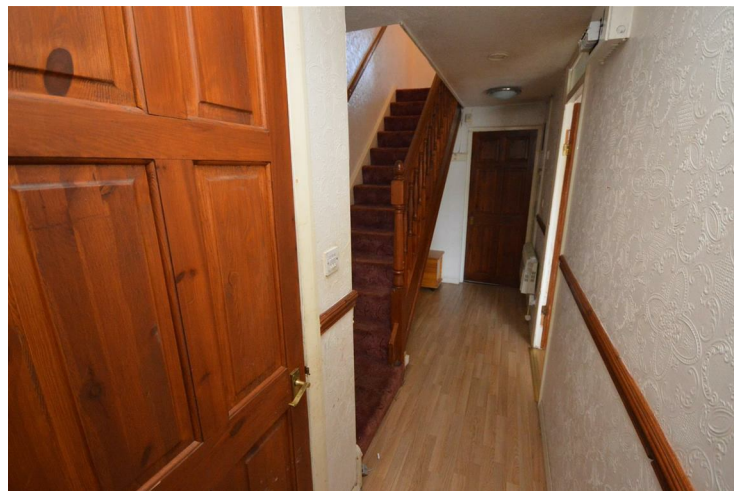
Approached off St Giles Road this mid terrace property has a block paved driveway with a small fore garden and a pathway leading to an enclosed porch.

Porch



Double glazed window to the side with two storage cupboards housing the utility meters and the main front door leading into:

Hallway



Two ceiling light points, laminate flooring, stairs rising to first floor and doors leading to:

Guest WC

Ceiling light point, tiled flooring, low level WC and pedestal hand wash basin.

Lounge



Window over looking the front of the property, two ceiling light points, laminate flooring and a featured fire place.

Kitchen Diner



Double glazed window over looking the rear of the property and door leading into Conservatory, Two ceiling light points and tiled

flooring. Matching wall and base units with work surfaces over, stainless steel sink and drainer unit with mixer taps. Space for a cooker, plumbing for a washing machine and space for other appliances.

Conservatory



Ceiling light point, tiled flooring, store cupboard and patio doors leading out to the garden.

Stairs & Landing



Ceiling light point, loft access and doors leading to:

Bedroom One



Overlooking the front of the property with a ceiling light point.

Bedroom Two



Overlooking the rear of the property with a ceiling light point.

Bedroom Three



Overlooking the rear of the property with a ceiling light point.

Bathroom



Double glazed obscure window over looking the front of the property, ceiling down lighters, walls are fully tiled and has vinyl flooring. Paneled bath with electric shower over, pedestal wash hand basin, low level WC and airing cupboard housing the water tank.

Rear Garden



Small block paved patio area, mainly laid to lawn with fencing as boundaries and a rear access gate.

EPC TO FOLLOW SOON

St Giles Road

Ground Floor

Approx. 53.6 sq. metres (576.9 sq. feet)

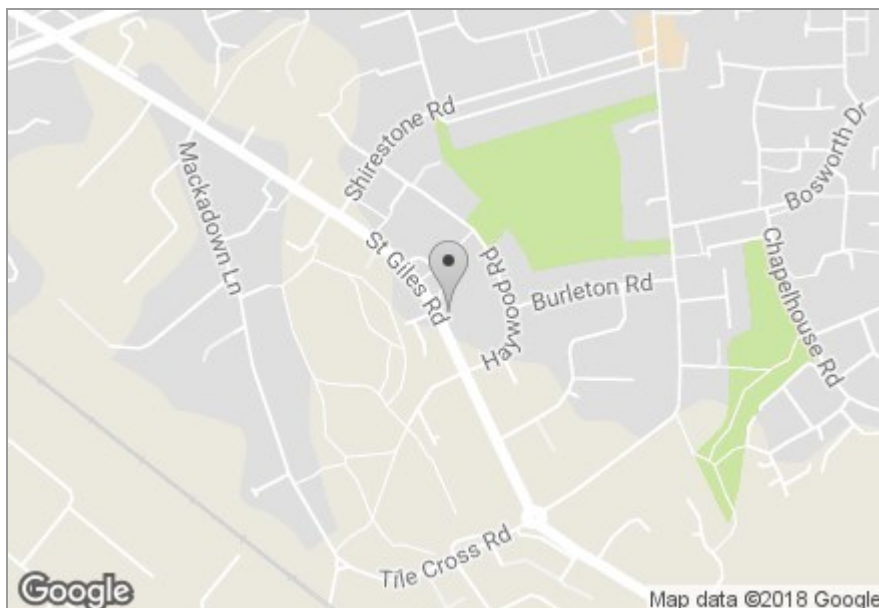


First Floor

Approx. 40.3 sq. metres (433.3 sq. feet)



Total area: approx. 93.8 sq. metres (1010.1 sq. feet)



PROPERTY MISDESCRIPTIONS ACT: Ferndown Estates have not tested any equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order. All measurements listed are given as an approximate guide and must be carefully checked by and verified by any Prospective Purchaser. These particulars form no part of any sale contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	