



Old Bank Top

West Heath, Birmingham, B31 3XD

- FOR SALE BY MODERN METHOD OF AUCTION
- MODERN FIRST FLOOR STUDIO APARTMENT
- KITCHEN
- SHOWER ROOM
- WALK IN WARDROBE
- IDEAL INVESTMENT
- LEASEHOLD

Auction Guide Price £44,000

EPC Rating 'C'



This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% to a minimum of £6,000.00 including VAT 4.2% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,000.00 including VAT, which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

SUMMARY DESCRIPTION

Old Bank Top is situated in a cul de sac position on the popular Rea Valley Drive estate in a popular residential area of Northfield, West Heath and is within easy access to local schools, and public transport.

LIVING AREA

8' 10" x 14' 09" (2.69m x 4.5m)

KITCHEN

5' 10" max x 8' 06" max (1.78m x 2.59m)

WALK IN WARDROBE

3' 11" x 8' 07" (1.19m x 2.62m)

SHOWER ROOM

4' 03" x 8' 06" (1.3m x 2.59m)

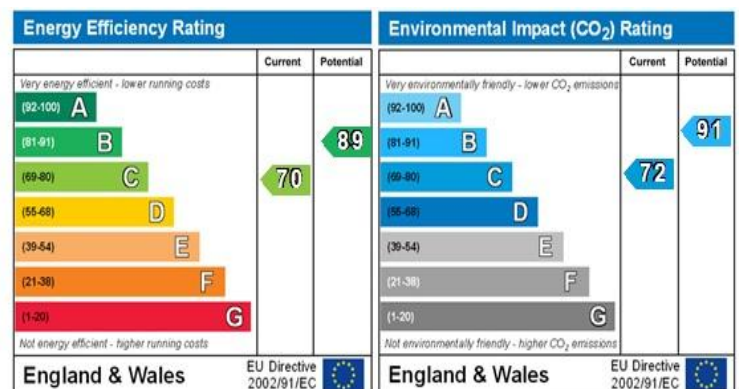


The seller has advised there are 80 unexpired years remaining
Service Charge and Ground Rent = £20.00 per annum

Tenure Disclaimer

Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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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 are 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.