



humberstones
homes

251 WORLDS END LANE, QUINTON, BIRMINGHAM, B32 2RX
Guide Price £100,000





DESCRIPTION

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, iamsold. 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 The Partner Agent and 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. ****CASH BUYERS** LEASEHOLD PROPERTY WITH APPROX 16 YEARS LEFT ON LEASE. Offered with NO UPWARD CHAIN, this is a 3 bedroomed traditional style semi detached home in popular location, with drive providing off road parking and leading to the following accommodation :-** On the ground floor is a porch, entrance hall, opening to kitchen (with oven/hob). Spacious through lounge/dining area and side passage/store. First floor provides 3 bedrooms and bathroom. Outside is a good sized rear garden and garage/store at the rear of the garden. Double glazed and Gas central heating. EPC rating E.

Porch

Front door leads to :-

Entrance Hall opening to Kitchen

Staircase rising to the first floor, radiator, and opening through to :-

Kitchen Area 12' 0" x 6' 8"(max) (3.65m x 2.03m)

Double glazed window to the rear, base and wall mounted units, rolled top work surface area, single drainer sink with mixer tap, integral oven, 4 ring gas hob and cooker hood above, and single glazed door leads to :-

Side Passage

Door to the rear garden.

Through Lounge/Dining Area 25' 3"(into bay) x 10' 0"(max) (7.69m x 3.05m)

Double glazed bay window to the front, and double glazed double opening doors onto the rear garden.

First Floor Landing

Double glazed window to the side, and doors off to all First Floor Accommodation.

Bedroom One 12' 9"(into bay) x 9' 10"(max) (3.88m x 2.99m)

Double glazed bay window to the rear. Radiator.

Bedroom Two 12' 4"(into bay) x 9' 8"(max) (3.76m x 2.94m)

Double glazed bay window to the front, and radiator.

Bedroom Three 6' 11" x 6' 10" (2.11m x 2.08m)

Double glazed window to the rear, radiator and central heating boiler.

Bathroom 5' 9" x 5' 3" (1.75m x 1.60m)

Double glazed window to the front, radiator, and coloured suite comprising :- Bath with shower over, pedestal wash handbasin, wc, and tiling to the walls.

Outside

Front

Drive providing off road parking and leading to the accommodation.

Rear Garden

Good sized rear garden with patio, lawn, pathway and rear patio area.

Garage/Store

At the rear of the garden

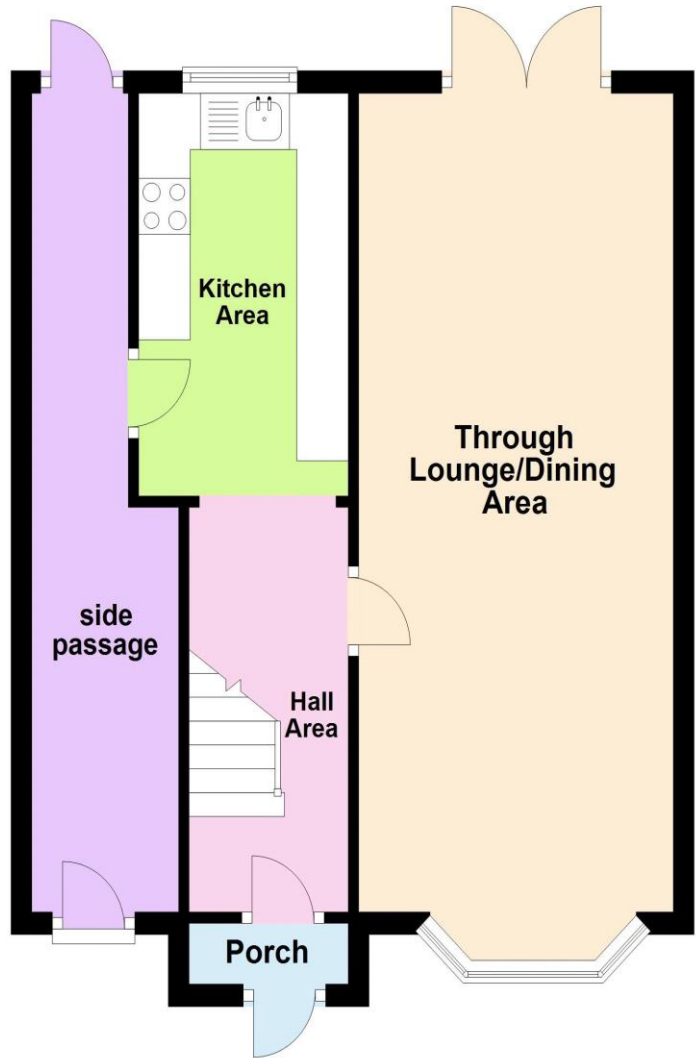
Tenure

The agents are advised that the property is Leasehold, with only approx £16 years left on the lease (99 year lease from 25/12/1937). The vendor has had an approximate costing to purchase the Freehold for £40,000 plus costs (as of Feb 2020) The agents have not checked the legal documents to verify the status of the property. We therefore advise the buyers to satisfy themselves on the tenure.

Property Related Services

Humberstones Homes recommends certain products and services to buyers including mortgage advice, insurance, surveying and conveyancing. We may receive commission for such recommendations and referrals when they proceed to sign up and/or completion. These can vary up to a maximum of £210 per transaction.

Ground Floor



First Floor



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		80	75
	54		47
England, Scotland & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	England, Scotland & Wales

Consumer Protection Regulations 2008: These particulars have been prepared with care & approved by the vendors as correct (TBC) but are only intended as a guide to the property only. The measurements are approximate & usually the maximum size which may include recesses etc and must not rely on them for any purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Humberstones Homes branch for clarification. Humberstones Homes takes no responsibility for any planning or building regulations being granted or applied for & prospective buyers should always seek clarification from their solicitor or surveyor on these aspects.

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