





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. 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 £220.00 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.

Porch

Front door to Entrance Hall and further door leads to :-

Downstairs WC

Double glazed window to the side, radiator, low level flush wc, pedestal wash handbasin, and tiling to the walls.

Entrance Hall

Staircase rising to the first floor, radiator, and doors off to :-

Through Lounge 19' 7" (plus patio door recess) x 12' 5" (max) (5.96m x 3.78m)

Double glazed window to the front, radiator, and double glazed sliding patio door onto the rear garden.

Fitted Dining Kitchen 15' 0" (max overall) x 9' 4" (max) (4.57m x 2.84m)

Double glazed window to the rear, radiator, base and wall mounted units, rolled top work surface areas, one and a half bowl single drainer sink with mixer tap, gas cooker point, integrated fridge/freezer, plumbing for automatic washing machine, plumbing for dishwasher, tiling to the walls, dining area, double glazed door to the side providing access to the rear garden, and useful understair storage cupboard.



First Floor Landing

Double glazed window to the side, built in airing cupboard and doors off to all First Floor Accommodation.

Bedroom One 11' 2" (max) x 10' 4" (plus door recess) (3.40m x 3.15m)

Double glazed window to the front, radiator and loft access.

Bedroom Two 12' 4" (plus door recess) x 8' 2" (max) (3.76m x 2.49m)

Double glazed window to the rear, and radiator.

Bedroom Three 10' 0" (to back of storage cupboard) x 6' 6" (max) (3.05m x 1.98m)

Double glazed window to the front, radiator, and built in storage cupboard.

Re-Fitted Bathroom 7' 10" x 5' 3" (2.39m x 1.60m)

Double glazed window to the side, double glazed window to the rear, radiator, and suite comprising :- Corner bath with shower over, wash handbasin, low level flush wc, and tiling to the walls.

Outside

Front

Drive providing off road parking, and pleasant foregarden with garden extending to the side.

Garage 16' 0" x 8' 2" (4.87m x 2.49m)

Up and over door.

Rear Garden

Pleasant rear garden with patio, lawn area and side access gate.

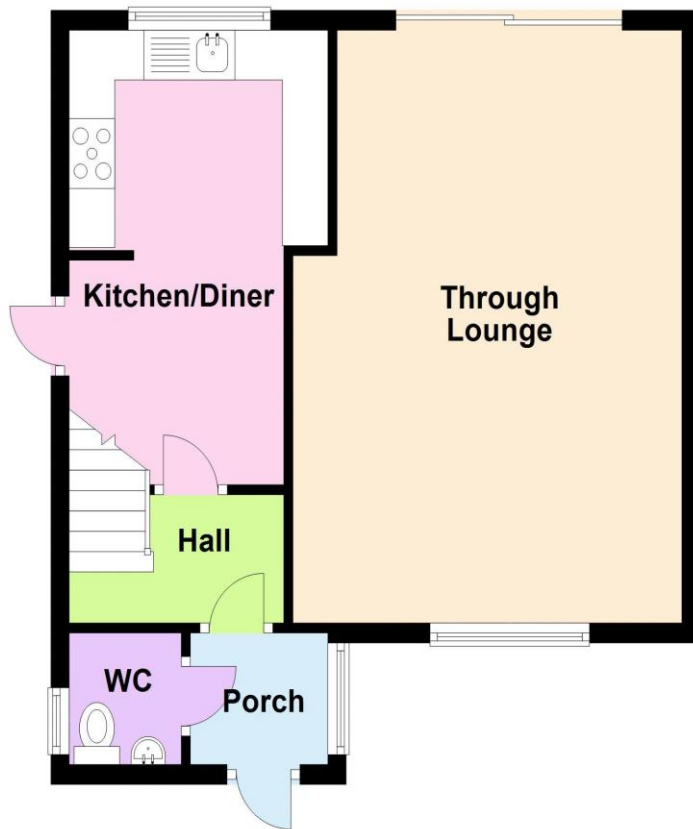
Property Related Services

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.

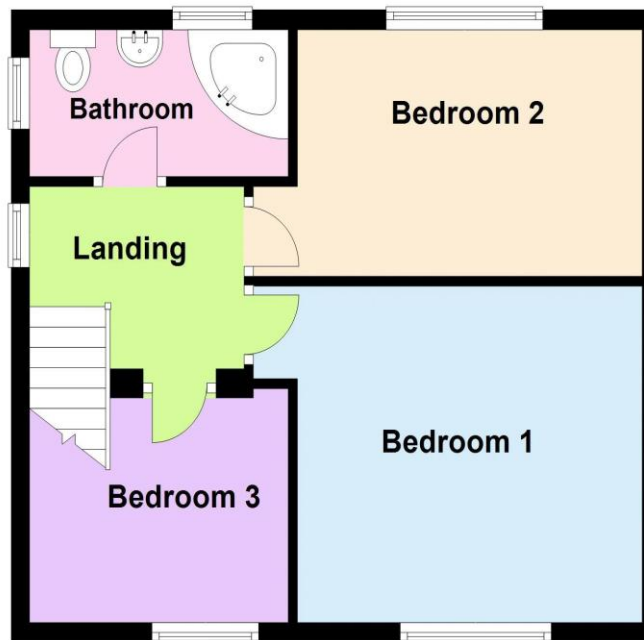
Tenure

The agents are advised that the property is freehold. 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.

Ground Floor



First Floor



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

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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