



£140,000 Guide Price

Brushfield Road, Birmingham, B42 2QL

Semi-Detached House | 3 Bedrooms | 1 Bathroom

0121 249 6207

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Step Inside

Key Features

- Modern method of Auction
- 3 bed semi detached house
- Front & rear gardens
- Family bathroom
- Renovation project
- Transport links
- School catchment area
- Ideal for investors
- Kitchen/Diner
- Reception room

Property Description

****Calling all investors-**** Black & Golds Estate Agents are delighted to offer via the modern method of auction, this 3 bedroom house located in the always popular Great Barr area of Birmingham. Having excellent transport links to the city centre, the towns of Sutton Coldfield, West Bromwich and Walsall and the M5 & M6 motorways, the area is sought after by commuters.

Within close proximity to good local schools and colleges, Great Barr has always appealed to families wishing to access good education. The nature reserve of Barr Beacon is a short drive away as is Sutton Park.

The house is in need of modernisation, allowing the next owners the opportunity to customise the property to suit their needs and briefly comprises of: lounge, kitchen/diner with patio door access to the rear garden, three bedrooms and family bathroom. There are front and rear gardens.

Early viewing highly recommended.

EPC:

Council tax:

Main Particulars

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The house is in need of modernisation, allowing the next owners the opportunity to customise the property to suit their needs. The property does have majority double glazing, had a new roof in recent years and briefly comprises of: lounge, kitchen/diner with patio door access to the rear garden, three bedrooms and family bathroom. There are front and rear gardens with vehicular side access to the latter.

Early viewing highly recommended.

EPC: C Council tax: B

The Consumer Protection Regulations 2008:

Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.

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This property is for sale by Modern Method of Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete 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 put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions. To book a viewing contact Black and Golds estate agents..

General Information:

Auctioneer's Comments

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged. The Buyer's Premium 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 a 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 Info Pack which can be downloaded for free from our website or requested from our Auction Department. 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 Buyer's Premium of £6000 including VAT and a Legal Pack fee of £372 including VAT. This secures the transaction and takes the property off the market. The Buyer's Premium and administration charge are in addition to the final negotiated selling price.



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