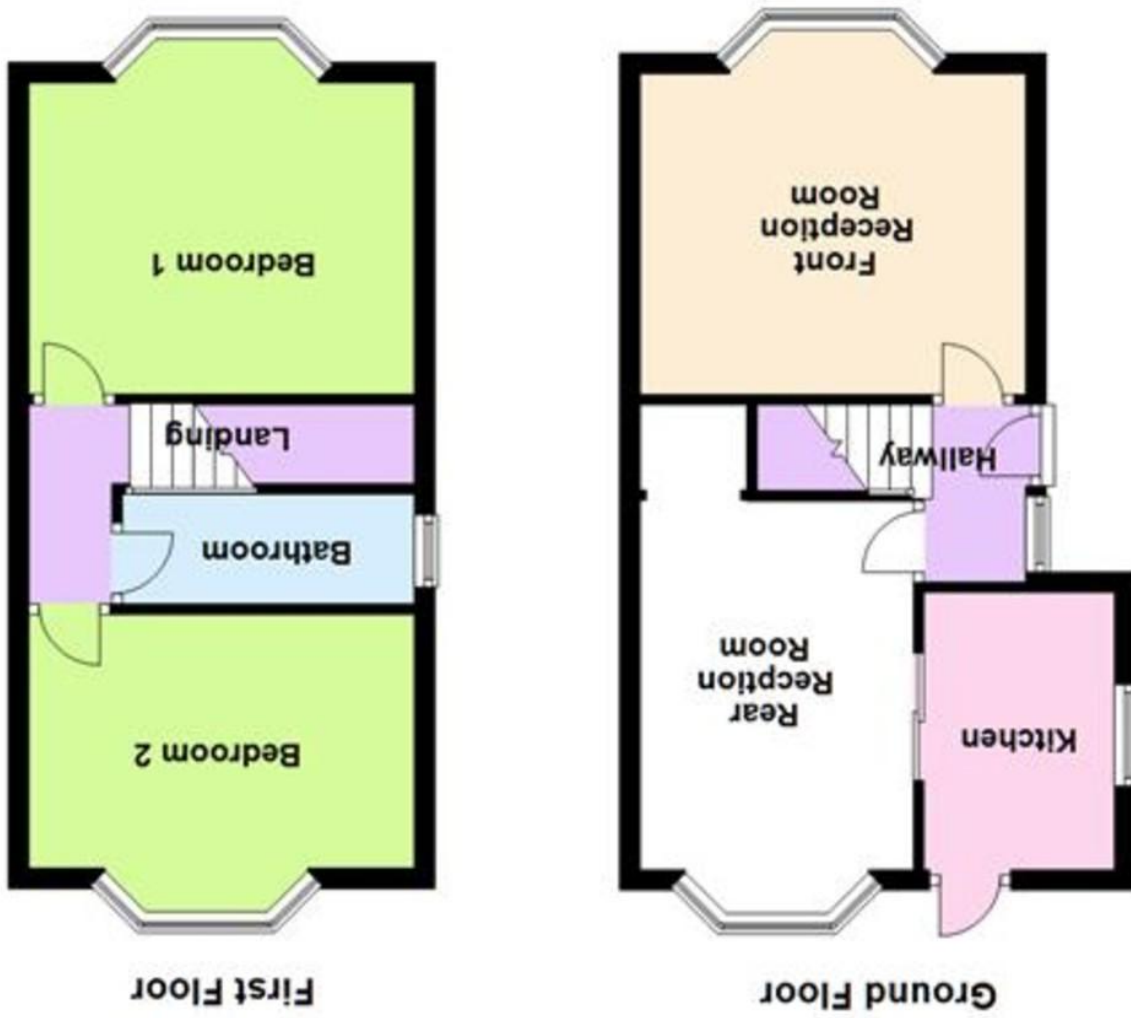
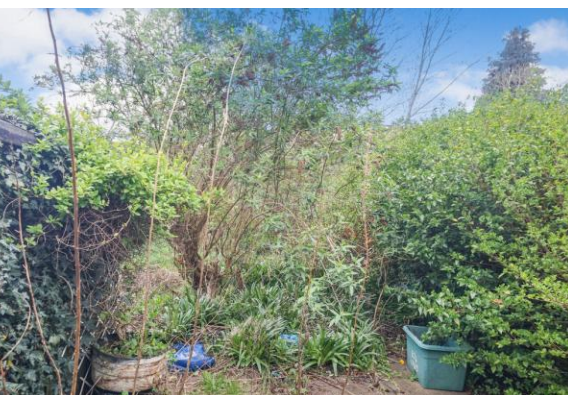


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.

Walmley | 0121 313 1991



- FOR SALE BY MODERN METHOD OF AUCTION - SUBJECT TO AN UNDISCLOSED RESERVE PRICE, BUYERS FEES APPLY
- TWO BEDROOM SEMI DETACHED HOUSE REQUIRING COMPLETE MODERNISATION
- NO UPWARD CHAIN
- POPULAR LOCATION

Julia Avenue, Erdington, Birmingham, B24 0QD

Auction Guide Price
 £150,000

Property Description

For sale by Modern Method of Auction: Starting Bid Price £150,000 plus Reservation Fee.

POPULAR LOCATION - Offered for sale is this two bedroom semi detached house on the Erdington / Pype Hayes border. Representing a superb investment opportunity, this property requires work throughout and briefly comprises entrance hall, two reception rooms, kitchen, landing, two bedrooms and bathroom. Outside the property is set back behind a driveway and fore garden and to the rear there is a mature over grown rear garden. In more detail the accommodation comprises:

OUTSIDE To the front the property is set back behind a fore garden and pathway.

RECEPTION HALL Being approached via opaque double glazed entrance door with double glazed window to side, meter cupboard, stairs off to first floor accommodation and doors off to front and rear reception rooms.

FRONT RECEPTION ROOM 13' 2" into bay x 12' 6" (4.01m x 3.81m) Having chimney breast with fire place and walk-in double glazed bay window to front.

REAR RECEPTION ROOM 14' 8" into bay x 9' 3" (4.47m x 2.82m) Having useful under stairs storage cupboard, fire place, walk-in double glazed bay window to rear and sliding door through to kitchen.

KITCHEN 6' 2" x 8' 9" (1.88m x 2.67m) Having sink unit with drainer, wall and base units, double glazed window to front, space for cooker and double glazed door giving access to rear garden.

LANDING Approached via staircase from hallway, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 12' 6" x 10' 5" (3.81m x 3.18m) With double glazed window to front.

BEDROOM TWO 12' 4" x 8' 11" (3.76m x 2.72m) With double glazed window to rear

BATHROOM Having a suite comprising panelled bath, wash hand basin, high flush WC and glazed window to side.

OUTSIDE To the rear there is a good sized mature rear garden which is overgrown, with paved patio and access to front.

Council Tax Band B - Birmingham City Council.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

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 the 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.

The 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 the 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.