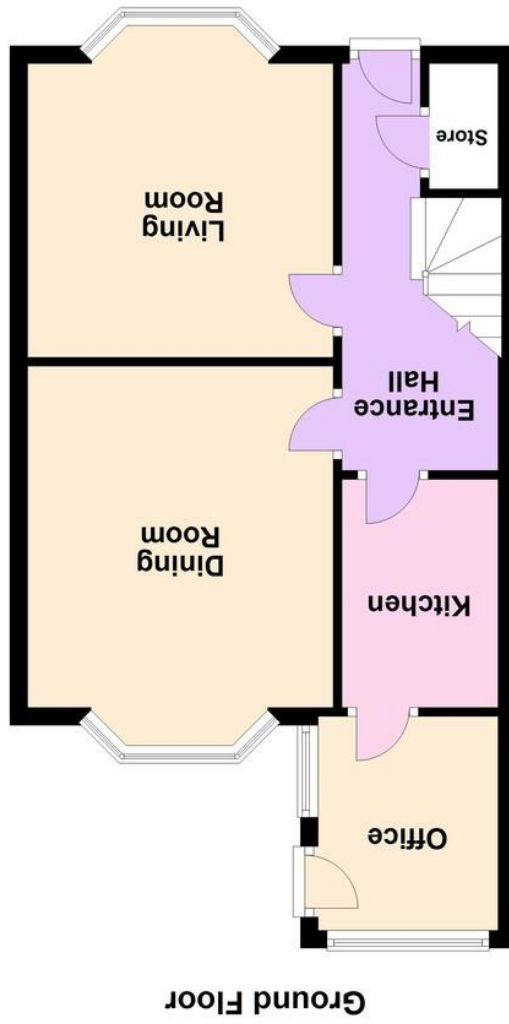
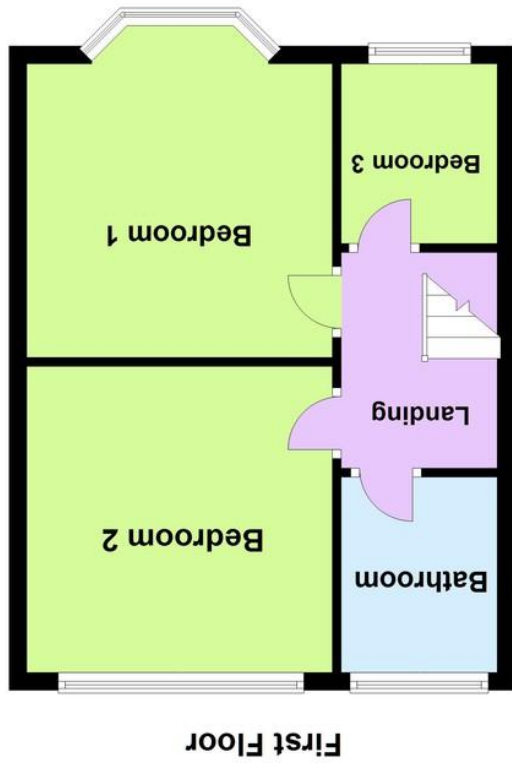


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

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- THREE BEDROOM MID TERRACED HOME
- PERFECT INVESTMENT OPPORTUNITY
- GARDEN
- TWO RECEPTION ROOMS
- GREAT TRANSPORT LINKS

Goosemoor Lane, Erdington, Birmingham, B23 5QG

Auction Guide Price
 £150,000



Property Description

A fantastic opportunity to purchase this terraced property in need of renovation, located in a desirable area with excellent public transport links and local amenities. This property, ideal for a buyer looking to put their stamp on a home, boasts two reception rooms providing ample living space for a growing family. The accommodation comprises of three bedrooms, offering great potential for a comfortable family living arrangement. Situated in a convenient location with easy access to public transport, this property is perfect for those seeking a project to create their dream home. With two reception rooms providing versatile living spaces, there is plenty of room to tailor the layout to suit individual preferences.

Don't miss this chance to own a property with great potential. Contact us now to arrange a viewing and unleash the possibilities that this property has to offer.

ENTRANCE HALL 15' 1" max x 5' 10" max (4.6m x 1.78m)

LIVING ROOM 13' 9" max x 11' 4" (4.19m x 3.45m) Carpeted, double glazed bay window, radiator, ceiling light and power points.

DINING ROOM 14' 3" max x 11' 3" (4.34m x 3.43m) Carpeted, double glazed bay window, radiator, ceiling light and power points.

KITCHEN 8' 5" x 5' 11" (2.57m x 1.8m) Carpeted, having a range of wall and base units, ceiling light, radiator and power points.

7' 11" x 6' 9" (2.41m x 2.06m) Carpeted, having two single glazed windows, single glazed French door and ceiling light.

FIRST FLOOR LANDING Providing access to all three bedrooms and family bathroom.

BEDROOM ONE 14' max x 9' 9" (4.27m x 2.97m) Carpeted, double glazed bay window, fitted storage, ceiling light, radiator and power points.

BEDROOM TWO 11' 4" x 11' 3" (3.45m x 3.43m) Carpeted, double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 6' 8" x 5' 11" (2.03m x 1.8m) Double glazed window, radiator, ceiling light.

BATHROOM 7' 7" x 5' 10" (2.31m x 1.78m) Carpeted, double glazed window, low level wc, wash basin, bath.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media, Openreach



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.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

