

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



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 Conveyer.



Boldmere | 0121 321 3991



- FOR SALE VIA MODERN METHOD OF AUCTION
- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- CLOSE PROXIMITY TO ERDINGTON TRAIN STATION

Johnson Road, Erdington, Birmingham, B23 6PU

Auction Guide Price  
£140,000



## Property Description

Green and Co are pleased to offer for sale via modern method of auction this two bedroom mid terrace house. In brief the property comprises porch, two reception rooms, kitchen, utility area, bathroom, two bedrooms, one with en suite shower room and a rear garden. The property is located within a short walk from Erdington train station.

**FRONT RECEPTION ROOM** 13' 10" x 11' 10" max (4.22m x 3.61m) Wood effect laminate flooring, ceiling light, window to front, gas fire and surround, central heating radiator, power points.

**REAR RECEPTION ROOM** 12' 1" x 11' 10" max (3.68m x 3.61m) Wood effect laminate flooring, ceiling light, power points, radiator, window to rear.

**KITCHEN** 8' 10" x 7' 8" max (2.69m x 2.34m) Tiled flooring, ceiling light, range of wall and base units with stainless steel sink and drainer, oven and hob, window to side, power points, central heating radiator, side door to rear garden.

**UTILITY AREA** Unmeasured, tiled flooring, ceiling light, plumbing for washing machine, boiler, central heating radiator.

**BATHROOM** 5' 8" x 5' 3" max (1.73m x 1.6m) Having tiled flooring, low level wc, bath with overhead shower, hand wash basin, ceiling light, window to side, central heating radiator, extractor fan, part tiled walls.

### FIRST FLOOR

**BEDROOM ONE** Unmeasured, carpeted, ceiling light, power points, radiator, window to rear.

**EN SUITE SHOWER ROOM** Having single shower unit, low level wc, hand wash basin.

**BEDROOM TWO** Carpeted, ceiling light, radiator, power points, window to front.

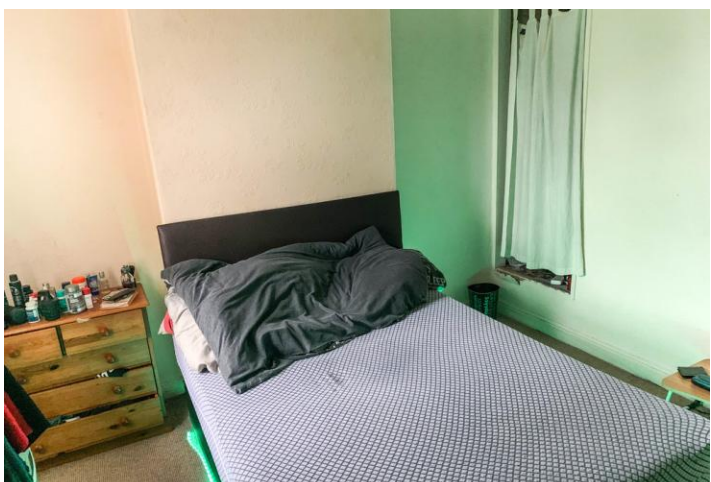
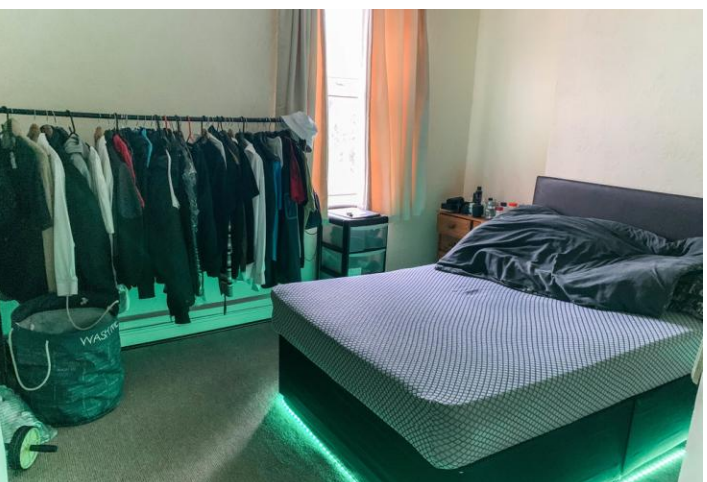
**OUTSIDE** There is shared rear access and a generous size rear garden.

Council Tax Band B - Birmingham

**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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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.

