



14A Farmdale Grove, Rednal, Birmingham, B45 9NA

Auction Guide £140,000

- Two Double Bedrooms
- Bathroom (no working bathroom)
- Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- Lounge
- Off Road Parking
- Auction Property - CASH BUYERS ONLY
- Kitchen (no working kitchen)
- No Upward Chain

14A Farmdale Grove, Birmingham B45 9NA

* Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000 *

A two bedroom mid terrace house in need of full renovation having off road parking, rear garden, benefitting from having owned solar panels, situated in a quiet cul-de-sac in Rednal, Birmingham, with NO CHAIN



Council Tax Band: B



DESCRIPTION

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*

The property in brief comprises, porch, lounge with bay window, kitchen with door into rear garden, stairs to first floor landing, master bedroom, double bedroom two with built in storage, and bathroom.

*** Please note there is no working kitchen and bathroom in the property and can only be sold to cash buyers ***

OUTSIDE

The front of the property has lawn, path to front door, off road parking.

The rear of the property has a paved patio, lawn, fenced boundaries.

LOCATION

The property is situated within walking distance of Rubery and is well positioned for local transport plus easy access to the M42 and M5. Rubery enjoying a number of facilities, including shops, cinema, restaurants and a supermarket. Longbridge development & Longbridge train station close by. Lickey Hills & cofton park easily accessible.

ADDITIONAL AUCTIONEERS COMMENTS

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance

with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

LOUNGE

14'05 x 11'09

KITCHEN

12'00 x 8'06

MASTER BEDROOM

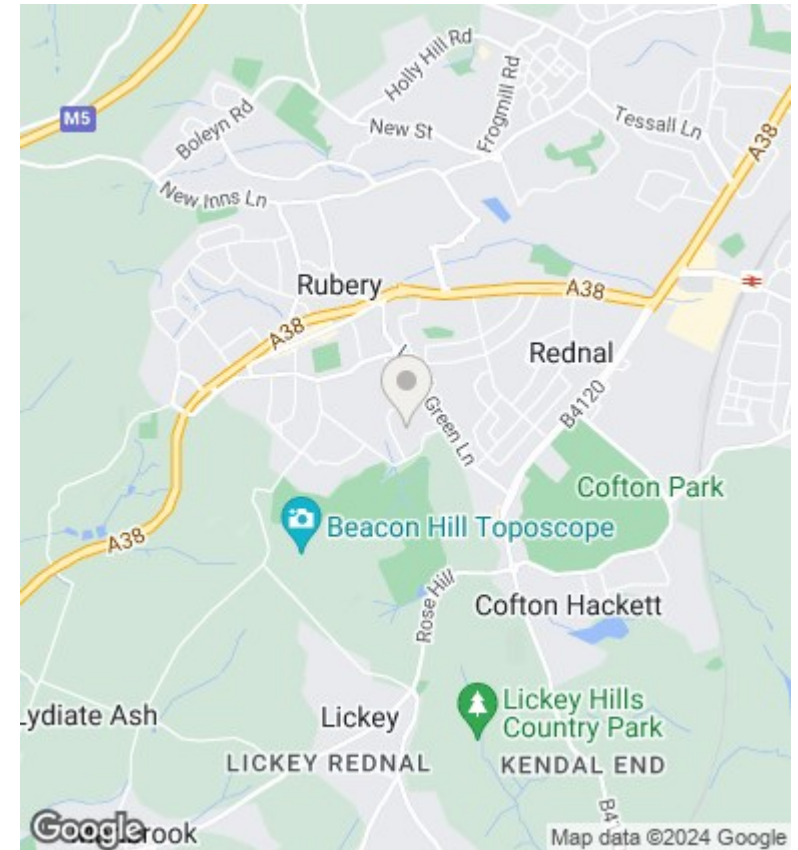
11'09 x 8'06

BEDROOM TWO

11'10 x 7'06"

TENURE

The vendor advises us that the property is FREEHOLD. Dunedin Sales & Lettings have not checked the legal documentation to verify the status of the property and would advise the buyer to obtain verification from their solicitor.



Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

A

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