



102 Salisbury Road

Moseley, Birmingham, B13 8JY

Auction Guide £515,000



LOVELY FOUR BEDROOM DETACHED FAMILY HOME WITH AMAZING SCOPE IN A GREAT LOCATION WITH NO UPWARD CHAIN!

Located on the Salisbury Road, this family home benefits from great local amenities, ranging from grocers, cafes, restaurants, pharmacies, Moseley Park and pool and local schools. The property itself offers a three car driveway on approach with a well maintained front yard. The ground floor comprises of a spacious hallway, two generous living rooms, kitchen/diner, downstairs wet room, utility space, boiler room, garage, side access to the rear and a delightful back garden. The first floor accommodation offers two double bedrooms and two single bedrooms, a family bathroom and separate w/c along with access to the loft. The Energy Efficiency rating is TBD. Call our Moseley office to arrange a viewing today!



Approach

The property is approached via a front driveway providing off street parking for multiple vehicles with a well maintained area leading to a front entry door opening into:

Porch

With ceiling light point and further door opening into:

Hallway

With central heating radiator, ceiling light point, under stairs storage and doors opening into:

Reception Room One

12'10" x 15'3" into bay (3.93 x 4.66 into bay)

With a bay windows to the front aspect, central heating radiator, three wall mounted lights, ceiling light point and fireplace.

Reception Room Two

11'11" x 16'4" (3.65 x 5)

With ceiling light point, two wall mounted light points, central heating radiator, feature fireplace and double glazed windows with and accompanying double glazed French door giving views and access to the rear garden.

Kitchen/Diner

With single glazed window with secondary glazing to the rear aspect, central heating radiator, vinyl flooring, wall and base units incorporating sink and drainer with hot and cold taps, space for cooker, two ceiling light points, pantry providing useful storage and doors opens into:

Ground Floor Wet Room

I-shaped 8'9" x 3'11" x 8'10" x 2'7" (I-shaped 2.68 x 1.20 x 2.71 x 0.80)

With low level WC, wall mounted wash hand basin with hot and cold taps, tiling to walls, two double glazed opaque windows to the side aspect, Triton powered shower and tiled flooring.

Utility

8'5" x 7'1" (2.58 x 2.18)

With space facility for washing machine, dryer and fridge freezer, wash hand basin with hot and cold taps and door opening into a boiler room with ceiling light point and further door opening into rear garden.

Garage

17'6" x 8'6" (5.35 x 2.61)

With ceiling light point and double door giving access to the front driveway.

Rear Garden

Being access from the rear reception rooms leads out to a patio area with steps leading up to a lawned area being well maintained with various shrubs.

First Floor Accommodation

With stairs giving rise to the first floor landing with loft access point with pull down ladder and doors opening into:

Bedroom One

12'11" x 15'8" (3.95 x 4.80)

With ceiling light point, bay window with secondary glazing to the front aspect, wash hand basin and central heating radiator.

Bedroom Two

13'10" x 12'0" (4.24 x 3.66)

With central heating radiator, single glazed window with secondary glazing to the rear aspect, wash hand basin and ceiling light point.

Bedroom Three

8'11" x 9'11" (2.72 x 3.03)

With single glazed window with secondary glazing to the rear aspect, ceiling light point, built-in wardrobe space, and central heating radiator.

Bedroom Four

8'11" x 10'0" x 8'4" (2.74 x 3.05 x 2.56)

With single glazed window with secondary glazing to the front aspect, ceiling light point and central heating radiator.

Bathroom

6'0" x 6'10" (1.85 x 2.09)

With a panel bath with shower over, wash hand basin with mixer tap, central heating radiator, double glazed opaque window to the side aspect, central heating radiator, towel rail and tiled walls.

Separate WC

2'6" x 6'10" (0.78 x 2.10)

With ceiling light point, double glazed window to the rear aspect and high flush WC.

Rear Garden

With patio space, mature shrubberies and a well maintained lawn, you also have further steps leading further into your garden.

Council Tax Band

According to the Direct Gov website the Council Tax Band for 102 Salisbury Road Moseley, Birmingham, B13 8JY is band F and the annual Council Tax amount is approximately £3,231.22, subject to confirmation from your legal representative.

Modern Method of Auction

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.





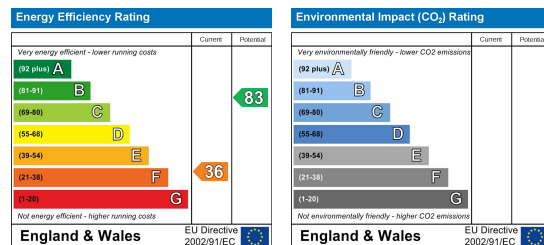
Floor Plan



Viewing

Please contact our Moseley Office on 0121 442 4040 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



SALES PARTICULARS – GENERAL INFORMATION

These particulars do not form part of any offer or contract and are provided for guidance only. They have been prepared in good faith; however, no guarantee or warranty is given as to their accuracy and they may be subject to errors, omissions or changes. All measurements are approximate and for illustrative purposes only.

The property is sold subject to any rights of way, public footpaths, easements, wayleaves, covenants, restrictions, and any other matters that may affect the legal title. The Agent has not tested or verified the condition, availability or operation of any services, systems or appliances, nor has the Agent verified the structural condition of the property, ownership, tenure, planning permissions, building regulations compliance or alterations.

Photographs, floorplans and virtual tours are provided for guidance only and may not represent the current condition or layout of the property. Fixtures, fittings and contents are subject to agreement and confirmation by the vendor's solicitor. Council Tax banding and EPC information are supplied for guidance only and should be independently verified.

All prospective purchasers are strongly advised to obtain independent professional advice and to satisfy themselves as to the accuracy and completeness of all information prior to making any offer to purchase.

1. Additional Services / Referral Fees

- 1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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