



63 Eastwood Road

Balsall Heath, Birmingham, B12 9NA

By Auction £240,000



****BEING SOLD VIA SECURE SALE ONLINE BIDDING** THREE BEDROOM TERRACE HOME WITH NO UPWARD CHAIN WITH HMO POTENTIAL!**** Lovely three bedroom mid terrace home ideally located for Moseley, Edgbaston and the City Centre. The accommodation on offer briefly comprises; fore garden, entrance hallway, two reception rooms, re-fitted kitchen, unfinished shower room and WC and rear garden. To the first floor there are three bedrooms and a shower room. The property benefits from double glazing, central heating and no upward chain and the benefit of works completed to make the property a HMO (house in multiple occupation). Energy Performance Rating: D. To arrange your viewing please call our Moseley sales team.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £240,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



Approach

With a shallow fore garden leading to a wooden front entrance door opening into:

Inner Vestibule

With Minton tiled flooring, decorative cornice to ceiling and open walkway into:

Hallway

With central heating radiator, ceiling light point, decorative archway, under stairs storage with double glazed opaque window to the side aspect and ceiling light point, stairs giving rise to the first floor accommodation and doors opening into:

Reception Room One

10'5" x 13'10" into bay (3.20 x 4.23 into bay)

With double glazed bay window to the front aspect, central heating radiator and ceiling light point.

Reception Room Two

11'0" x 13'10" (3.37 x 4.22)

With central heating radiator, ceiling light point and double glazed window to the rear aspect.

Kitchen

15'8" x 8'9" (4.80 x 2.68)

With ceiling strip light, double glazed window to the rear aspect, wall mounted combination boiler, base units, marble effect work surfaces incorporating stainless steel sink and drainer with mixer tap over, space for washing machine, cooker hob and extractor over, central heating radiator, tiling to flooring and door opening into:

Unfinished Shower Room

8'7" x 6'6" (2.63 x 1.99)

With a separate WC with low flush WC, two ceiling light points, double glazed opaque window and door giving access to the rear garden.

First Floor Accommodation

From hallway stairs gives rise to the first floor landing with double glazed window to the side aspect, two ceiling light points, central heating radiator and doors opening into:

Bedroom One

16'2" x 11'4" (4.95 x 3.46)

With ceiling light point, central heating radiator, coving to ceiling and double glazed window to the front aspect.

Bedroom Two

14'0" x 13'1" (4.28 x 4.01)

With ceiling light point, central heating radiator and double glazed window to the rear aspect.

Bedroom Three

8'11" x 10'7" (2.74 x 3.23)

With ceiling light point, central heating radiator and double glazed window to the rear aspect.

Shower Room

6'10" x 5'10" (2.10 x 1.80)

With double glazed opaque window to the side aspect, ceiling light point, three piece white bathroom suite comprising low flush WC, sink on pedestal with mixer tap over, shower cubicle with shower above, tiling surround and central heated towel rail.

Rear Garden

With a paved pathway leading to lawn turfed area and fencing surround.

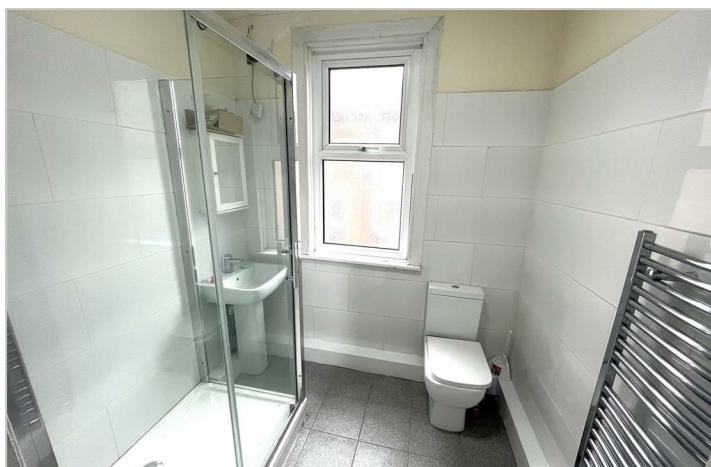
Council Tax Band

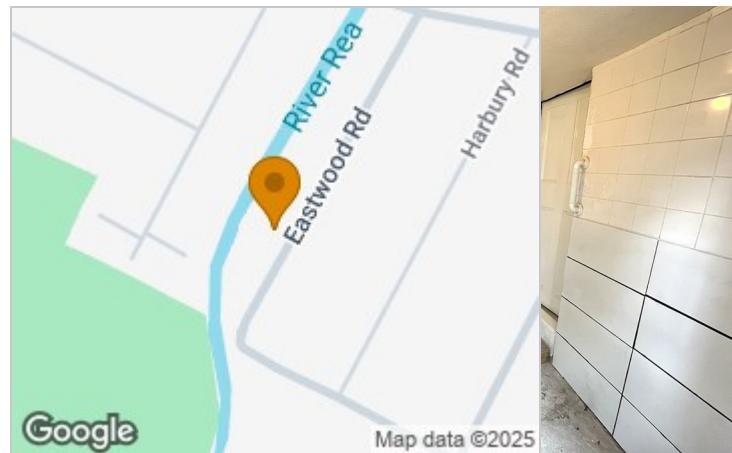
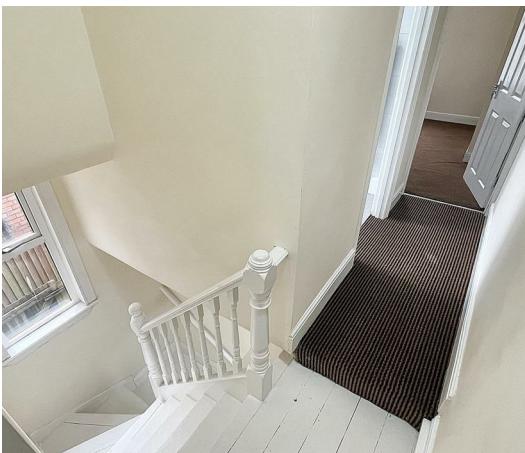
According to the Direct Gov website the Council Tax Band for 63 Eastwood Road Balsall Heath, Birmingham, B12 9NA is band B and the annual Council Tax amount is approximately £1,620.70 subject to confirmation from your legal representative.

Auctioneers Additional 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. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.





Floor Plan

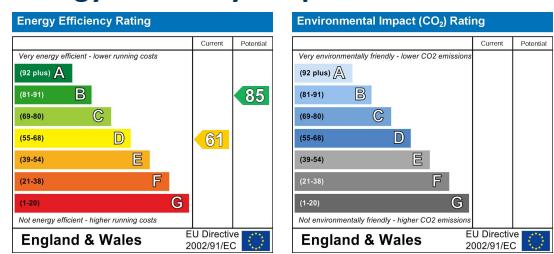
Eastwood Road
For Illustrative purposes only, NOT to scale.



Viewing

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

Energy Efficiency Graph



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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.