

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Lime Tree Road, Ward End/Washwood Heath, Birmingham, B8 2XQ

Auction Guide £140,000



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**** ACTION SALE ** AUCTION FEES APPLY ** BLOCK VIEWINGS ****

This THREE BEDROOM end terrace property requires modernisation throughout which is reflected in the AUCTION GUIDE/RESERVATION PRICE. The property consists of a front garden area, entrance hallway, lounge, kitchen, and downstairs bathroom. To the first floor there are THREE BEDROOMS. The property also has a good size rear garden. Energy Efficiency Rating:- Awaiting

AUCTION INFORMATION

This property is for sale by Traditional Auction. The buyer and seller must Complete within 56 days. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% 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.

Please note: The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or Director of the seller, or was in

the last 12 months an employee or Director, or is a close relative of such a person or an agent on their behalf.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Front Garden

Fence perimeters with an access gate surrounding a raised garden laid mainly to lawn, shrubbery in parts and a paved pathway with steps incorporated leading to the access gate into the rear garden and the entrance door to:-

Entrance Hallway

Stairs rising to the first floor landing area, and an internal door to the side allowing access to:-

Lounge

14'1" x 13'1" (4.29m x 3.99m)

Window to the front, glazed door to the

side into the under stairs storage cupboard which has the benefit of a window to the side. Further internal door to the rear into:-

Kitchen

10'2" x 9'9" (3.10m x 2.97m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit. Tile effect flooring, window to the rear and a double glazed door to the rear allowing access to the rear garden area. Internal door to the side into:-

Inner Vestibule

Storage cupboard housing the water tank, and a further door to:-

Bathroom

6'9" x 6'6" (2.06m x 1.98m)

Suite comprised of a panelled bath with an electric shower over, low flush WC and a pedestal wash hand basin. Partly tiled walls, and a window to the rear.

FIRST FLOOR



Landing

Loft access via the hatch area,
window to the side and doors to:-

Bedroom One

14'3" x 11'8" (4.34m x 3.56m)

Window to the front, and a built in
storage cupboard/wardrobe situated
over the stairs area.

Bedroom Two

11'8" x 9' (3.56m x 2.74m)

Window to the rear.

Bedroom Three

8'7" x 7'11" (2.62m x 2.41m)

Window to the rear.

OUTSIDE

Rear Garden

Paved patio area with a flower bed to
one side and an opening to the other
side allowing access to the garden
laid mainly to lawn with mature
shrubery and flower bed borders.
Paved pathway divide to the lawn
area, various timber outbuildings and
a greenhouse.

