

PRIME ESTATES

INDEPENDENT ESTATE AGENTS

Oakdale Road, Hodge Hill, Birmingham, B36 8AU

Auction Guide £195,000



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- AUCTION SALE
- In Need of TLC
- Two Receptions
- Three Bedrooms
- In-line Rear Garage
- Shared Access Driveway
- No Upward Chain

EPC Rating

Current:
Potential:

Council tax band

Band = C

** AUCTION SALE ** AUCTION FEES APPLY ** NO UPWARD CHAIN

This semi-detached property is being offered with NO UPWARD CHAIN via the MODERN METHOD of SELLING - Subject to auction fees. The property itself offers a shared access driveway which needs to be kept clear at all times allowing access to the in-line rear garage. The property internally consists of an entrance hallway, TWO RECEPTION ROOMS, and a kitchen to the ground floor area. To the first floor there are THREE BEDROOMS (two doubles and a box) and a family bathroom. The property requires some modernisation. Energy Efficiency Rating:- Awaiting

Front Garden

Shared driveway access with the neighbouring property allowing access to the in-line rear garage, the shared driveway area is to be kept clear at all times as advised in the deeds. Garden laid mainly to lawn with a paved pathway allowing access to the canopy covered double glazed entrance doorway allowing access to:-

Entrance Hallway

13' x 5'8" (3.96m x 1.73m)

Stairs rising to the first floor landing area with storage below benefiting from a double glazed window to the side. Wood effect flooring, radiator, decorative coving finish to the ceiling and picture rail to the walls. Double glazed window to the side and doors to:-

Reception One

13'1" into bay 9'11" to wall x 9'11" (3.99m into bay 3.02m to wall x 3.02m)

Double glazed angled bay window to the front, decorative coving finish to the ceiling and picture rail to the walls. Radiator, and wood effect flooring.

Reception Two

12'11" max 9'10" min x 9'11" (3.94m max 3.00m min x 3.02m)

Double glazed window to the rear extending to the side, and a double glazed door inset creating a half area, allowing access to the rear garden. Picture rail to the walls, radiator, and a wood effect floor

Kitchen

6'8" x 5'7" (2.03m x 1.70m)

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit. Breakfast bar to one side, tiling to the walls, wood effect flooring, double glazed window to the side and a double glazed door to the rear allowing access to the rear garden area.

FIRST FLOOR

Landing

Double glazed window to the side, picture rail to the walls, and loft access via the hatch area.

Bedroom One

13'6" into bay 9'11" to wall x 9'11" (4.11m into bay 3.02m to wall x 3.02m)

Double glazed bay window to the front, radiator, decorative coving finish to the ceiling, wood effect flooring, picture rail to the walls and coving finish to the ceiling.

Bedroom Two

12'11" max 9'10" min x 9'11" (3.94m max 3.00m min x 3.02m)

Double glazed window to the rear extending to the side creating a half bay, radiator, wood effect flooring, decorative coving finish to the ceiling and picture rail to the walls.

Bedroom Three

6'7" x 5'8" (2.01m x 1.73m)

Double glazed window to the front, and a radiator.

Bathroom

7' x 5'8" (2.13m x 1.73m)

Suite comprised of a panelled bath with a mixer tap shower over, low flush WC and a pedestal wash hand basin. Partly tiled walls, wall mounted boiler, radiator, tile effect flooring and a double glazed window to the rear.

OUTSIDE

Rear Garden

Brick built storage shed attached to the rear of the property, patio area with steps leading to a paved pathway to one side of the garden laid mainly to lawn. Mature shrubbery to the rear, ad fence borders surrounding with an access gate to the side leading to the shared access driveway.

Garage

In-Line rear garage with storage below situated via the shared access driveway.

OfCom Broadband

STANDARD - Highest available download speed - 7 Mbps. Highest available upload speed - 0.8 Mbps - Availability Good

SUPERFAST Highest available download speed - 80 Mbps - Highest available upload speed - 20 Mbps - Availability Good

ULTRAFast- Highest available download speed - 1800 Mbps - Highest available upload speed - 220 Mbps - Availability Good

OfCom Mobile

Ofcom Mobile Coverage
Results for 43 Oakdale Road

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and variable in-home
O2 Good outdoor and Variable in-home
3 Good outdoor, variable in-home
Vodafone Good outdoor and in-home

Performance across your postal district

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2- 83%

Vodafone 79%

Three 78%

EE 71%

Performance scores should be considered as a guide since there can be local variations.

Auction Information

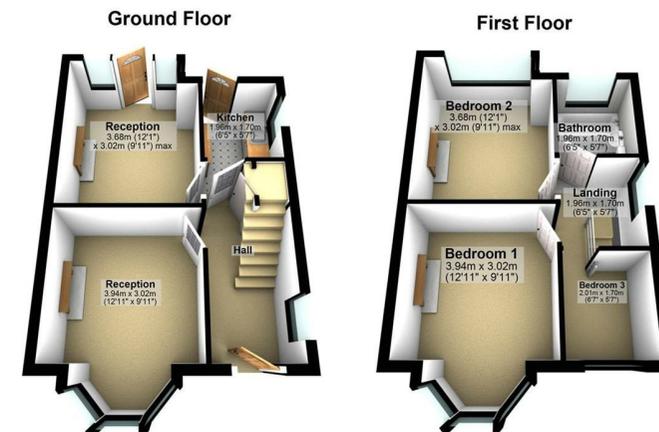
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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. Payment varies but will be no more than £450.00. These services are optional.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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