



216 Amblecote Road
DY5 2PP

By Auction £195,000

Approach

Considerable private driveway to the front with a small flower bed laid. Access available through to the garage, side access through to utility and front door access also.

Porch

Patio doors to front. Shelving installed with windows to front and side. Door into:

Entrance Hallway

Stairs leading to first floor accommodation. Built in cupboard housing meters and consumer unit. Separate under stairs store available. Doors into front and rear reception rooms and fitted kitchen.

Front Reception Room

3.60m x 3.70m (11'9" x 12'1")

Window to front.

Rear Reception Room

3.63m x 6.07m (11'10" x 19'10")

Sliding door to rear with inner door leading to breakfast area. Wall mounted electric fire installed.

Fitted Kitchen

2.69m x 5.35m (8'9" x 17'6")

Door into utility room. A range of eye and low level units incorporating: 1 1/2 stainless steel sink and drainer unit, recess for a freestanding cooker and plumbing for a dishwasher. Opening into a smaller breakfast area with an inner door to the rear reception room and window to rear.

Utility Room

2.66m x 2.15m (8'8" x 7'0")

Low level units installed with counter worktop incorporating: 1 1/2 stainless steel sink and drainer unit. Window to rear and door into rear store with further side access to the rear garden. Access available from the front also and into the:

Rear Store

2.79m x 4.08m (9'1" x 13'4")

Windows to side and rear.

Garage

1.98m x 4.64m (6'5" x 15'2")

Double doors opening to the front and inner double doors opening to the side. Windows to the side also.

Landing

Window to side. Doors to all upstairs rooms. Built in over stairs airing cupboard housing boiler.

Bedroom One

3.60m x 3.88m (11'9" x 12'8")

Window to front.

Bedroom Two

3.63m 3.42m (11'10" 11'2")

Window to rear.

Bedroom Three

2.71m x 2.46m (8'10" x 8'0")

Window to rear. Built in wardrobes.

Bathroom

180m x 1.80m (590'6" x 5'10")

Window to front. Three piece bathroom suite comprising of; low level flush WC, pedestal wash hand basin and bath with mains fed shower unit over.

Rear of Property

Slabbed patio area on entry with a raised lawned area. Steps leading down to the main garden mainly laid to lawn with matured shrubbery and trees on its borders.

Disclaimer

We have been notified of an adverse survey on behalf of the property from a previous buyer of interest. Further information to be disclosed on request.

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.



Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

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Modern Method Auction

Starting Bid and Reserve Price

*Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is powered by IAM Sold.

Auctioneer's Comments

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 56 days to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the Buyer pays a non-refundable Buyer Reservation Fee of 4.50% including VAT of the purchase price. This is subject to a minimum amount of £6,600.00 including VAT. The Buyer will consider the Reservation Fee within the total amount they wish to pay for the property. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by iam-sold Ltd. Reservation Fee is in addition to the final negotiated selling price.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements