



## 72 Raddlebarn Farm Drive

Selly Oak, Birmingham, B29 6UW

Auction Guide £65,000



**\*CASH BUYERS ONLY - LOW LEASE!\*** By sale by modern auction this is an excellent investment or first time buy. Located in a quiet cul-de-sac ideally located for the Queen Elizabeth Hospital, University of Birmingham, Selly Oak Retail Park and minutes walk to Selly Oak Train Station, providing quick links to Birmingham City Centre. The property is also close to the Worcester & Birmingham Canal as well as the vibrant centres of Stirchley, Cotteridge, and historic Bournville. Several highly sought-after schools are also within easy reach, making this an excellent choice for families - needing a full refurbishment and offering the following; front and rear private garden, hallway, kitchen, bathroom, bedroom and spacious lounge. No chain and vacant possession.



### Auction Comments

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.

### Approach

This one bedroom ground floor maisonette is approached via a front fore garden with pathway giving access to the side of the property with a private frosted double glazed front entry door opening into:

### Hallway

With laminate floor covering, ceiling light point, central heating radiator, walk-in storage cupboard and door opening into:

### Bathroom

6'3" x 5'4" (1.91 x 1.65)

With a panel bath with mains powered shower over and hot and cold taps, wash hand basin on pedestal with hot and cold taps, low flush WC, frosted double glazed window to the side aspect, fully tiled to walls, laminate floor covering, central heating radiator and ceiling light point.

### Kitchen

9'6" x 6'9" (2.90 x 2.08)

From hallway open walkway into kitchen with a selection of wall and base units with work surfaces over, space facility for gas cooker, stainless steel sink and drainer with hot and cold mixer, space for under counter fridge and space for washing machine, wall mounted Worcester Bosch boiler, strip ceiling light point, central heating radiator, tiled splash backs and double glazed window to the rear aspect.

### Living Room

12'7" max x 13'8" (3.84 max x 4.17)

With laminate wood effect floor covering, lattice effect double glazed window to the front aspect, central heating radiator, cornice to ceiling, inset electric fire on raised hearth, mantle piece and surround, two wall mounted light points and two ceiling light points with ceiling roses.

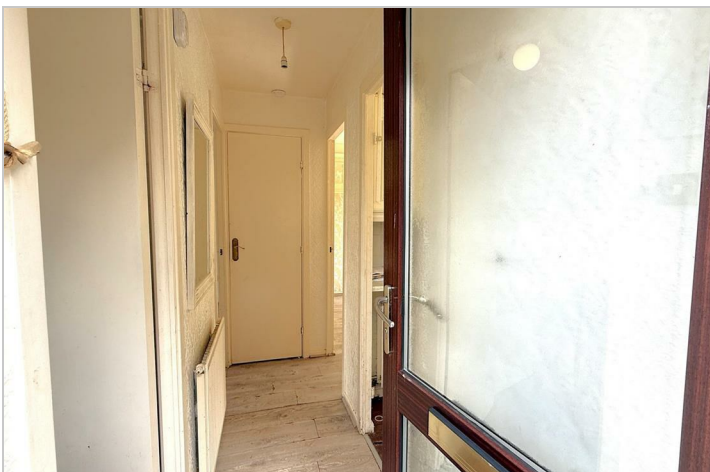
### Bedroom

12'9" to rear of wardrobe x 9'10" max (3.91m to rear of wardrobe x 3.02m max)

With double glazed window to the rear aspect, central heating radiator, laminate floor covering, ceiling light point and a selection of in-built storage units including wardrobes and overhead storage and chest of drawers.

### Rear Garden

With a full width patio leading to main garden area with lawn and a various selection of plants and shrubs and being finished with panel fencing to all borders.





## Floor Plan

### Ground Floor



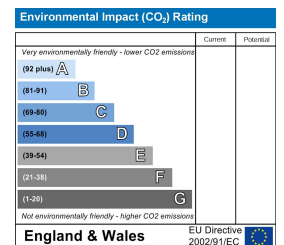
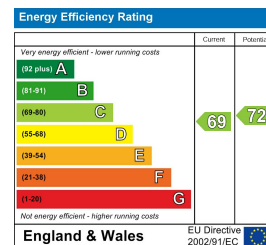
NOT to Scale  
for Illustrative Purposes Only.

Plan produced using PlanUp.

## Viewing

Please contact our Bournville Office on 0121 458 1123 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.

243 Mary Vale Road, Birmingham, West Midlands, B30 1PN

Tel: 0121 458 1123 Email: bournville@ricechamberlains.co.uk ricechamberlains.co.uk