

AP MORGAN



George Road, Yardley, Birmingham
Guide Price £170,000

Features:

- Being Sold via Modern Method of Auction
- Convenient Popular Location
- Two Bedroom End of Terraced Home
- Two Reception Rooms
- Fitted Kitchen with Utility Area
- Downstairs WC
- First Floor Bathroom
- Close to Shops, amenities & Transport Links

Description:

Offered via the Modern Method of Auction through Brookvale Auctions.

Situated in a popular location is this well presented two-bedroom end of terrace home.

The property is approached via a fore-garden. Once inside, the interior briefly comprises: a spacious lounge, a separate dining room, and a fitted kitchen. There is also a useful utility area and a downstairs WC.

Moving upstairs, the first-floor features two good-sized bedrooms, with Bedroom 1 being particularly generous, and a family bathroom.

Outside, the property enjoys a good-sized rear garden. The property is close to shops and amenities and is also conveniently placed to easily access transport links.

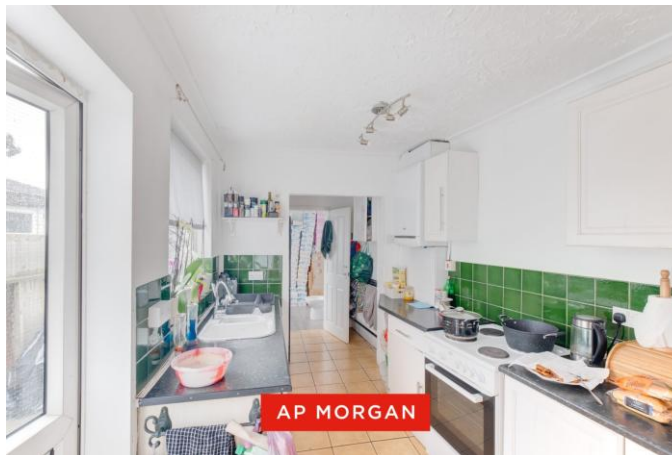
Completion required within 56 days of draft contract issue (subject to mortgage, affordability and survey).

A non-refundable £5000 + VAT Reservation Fee is payable in addition to the purchase price and is included in Stamp Duty calculations.

Buyers must complete ID checks, provide proof of funds and carry out their own due diligence.
Subject to an undisclosed Reserve Price. Starting Bid and Reserve may change.

Referral Arrangements

Recommended third-party services are optional. Any referral fees will be disclosed upfront.



Details:

Lounge 13'11" x 11'6" (4.24m x 3.5m) Both Max

Dining Room 13'11" x 11'4" (4.24m x 3.45m)

Kitchen 10' x 7'6" (3.05m x 2.29m)

Utility Area 6'5" x 4'10" (1.96m x 1.47m)

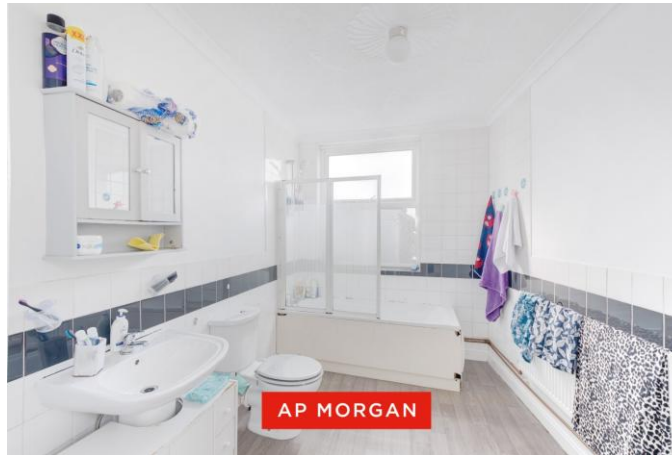
Downstairs WC 6'2" x 5'10" (1.88m x 1.78m)

Landing

Bedroom 1 13'11" x 11'5" (4.24m x 3.48m)

Bedroom 2 11'3" x 7'10" (3.43m x 2.4m)

Bathroom 10'1" x 7'11" (3.07m x 2.41m)



EPC Rating: E

Council Tax Band: A (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

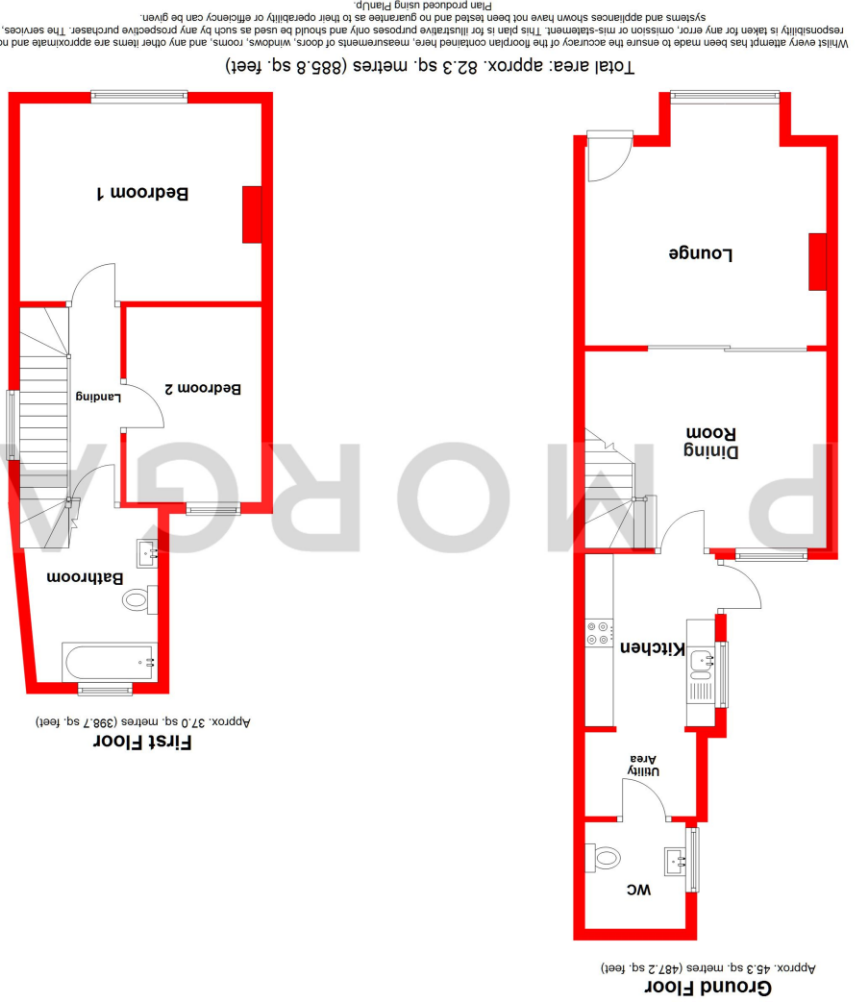
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.