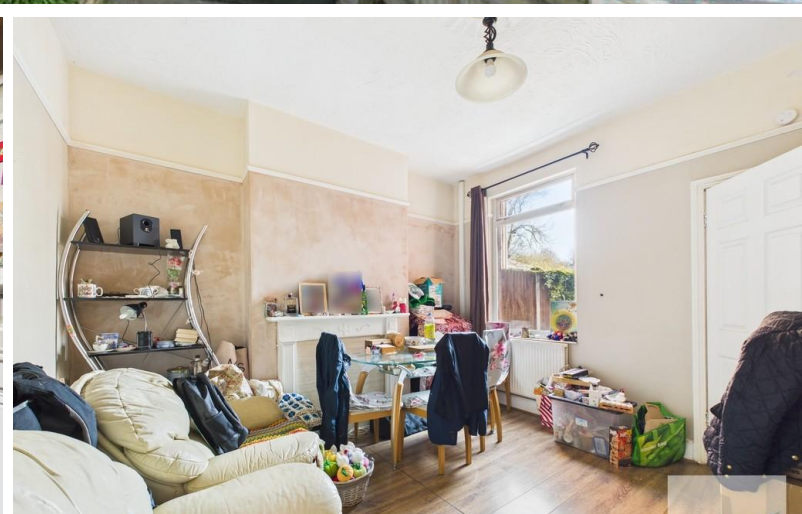
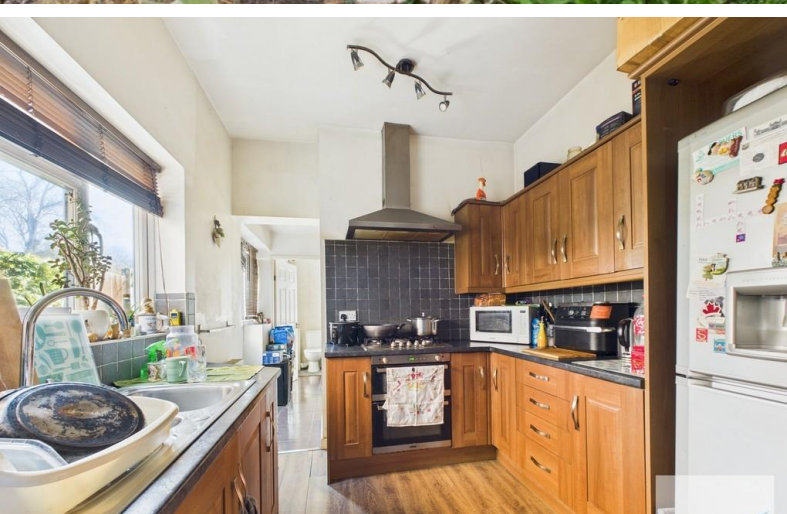


FOR SALE



Gravelly Lane, Erdington, Birmingham

3 Bedrooms, 1 Bathroom, Mid Terraced Property

Auction Guide Price £180,000





HALLWAY

LIVING ROOM 12' 1" x 11' 9" (3.68m x 3.58m)

DINING ROOM 12' 3" x 12' 1" (3.73m x 3.68m)

KITCHEN 16' 10" x 8' 9" (5.13m x 2.67m)

UTILITY 8' 9" x 4' 11" (2.67m x 1.5m)

BATHROOM 8' 8" x 5' 9" (2.64m x 1.75m)

LANDING

BEDROOM ONE 15' 5" x 12' 2" (4.7m x 3.71m)

BEDROOM TWO 12' 1" x 9' 3" (3.68m x 2.82m)

BEDROOM THREE 8' 11" x 5' 9" (2.72m x 1.75m)

WC

- MID TERRACED PROPERTY
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- GROUND FLOOR BATHROOM
- SUBJECT TO RESERVE PRICE
- SOLD MODERN AUCTION (T&C'S apply)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

GENERAL INFORMATION Tenure

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendors solicitors and therefore would advise any interested parties to verify this information via there own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain



verification from their Solicitors/Surveyors. All measurements are approximate.

Auctioneer Comments:

The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the auctioneer, iamsold Limited. This auction method allows the buyer and seller to complete within a 56 day reservation period.

If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600 including VAT. The Reservation Fee is paid in addition to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to



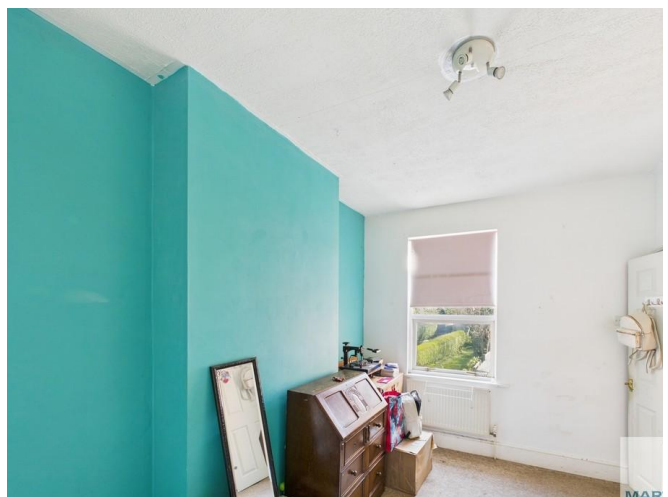
complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and the Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Martin & Co are pleased to offer this spacious mid terraced property ideally located for Schools, shops and Transport links. The property comes with two separate reception rooms, fitted kitchen, ground floor bathroom. On the first floor is a landing with three bedrooms with a guest W.C. with wash basin.





Martin & Co Sutton Coldfield **0121 321 6090**
 14 Beeches Walk • Sutton Coldfield • B73 6HN
 T: 0121 321 6090 • E: suttoncoldfield@martinco.com <http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.