



## 4 bed pair of flats to buy in B8

Sladefield Road, Ward End, Birmingham,  
West Midlands, B8 3PF

**£210,000** Starting Bid

 x4  x2  x2

Tenure

**Freehold**

Double Garage parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ End Terrace Property Converted to have two, Two Bedroom Self Contained Flats
- ✓ Tandem Large Rear Garage with Shared Side Access
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Arden Estate Agents are pleased to present this End Terraced Property which has been converted to have two, Two Bedroom Self Contained Flats. The property also benefits from having a large tandem rear garage with shared side entry access. This property is ideal for Investors and Developers.

EPC Rating: D

Council Tax Band: A

Approach:

Both properties are set back from the road behind a paved area with wall and fence surround. Shared access to the side leads through to the rear access for the garage.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that aml procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-

refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £210,000

Property Type: Pair of Flats

Parking: Double Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: Cable

Mobile signal coverage: Good

## Ground Floor Flat:

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### Hallway:

Fitted with laminate flooring, electric metre and gives access to ground floor living areas.

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### Bedroom One

*4.10m x 2.90m (13'5" x 9'6")*

Having a double glazed window to front, radiators, power points and doorway leading to inner hallway.

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### Inner Hallway:

Fitted with laminate flooring.

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### Lounge

*2.90m x 2.30m (9'6" x 7'6")*

Fitted with power points and radiator.

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### Bedroom Two

*2.50m x 1.60m (8'2" x 5'2")*

Having a double glazed window to rear and power points.

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### Dining Room

*3.50m x 2.10m (11'5" x 6'10")*

With a double glazed window to side, under stairs storage cupboard, boiler, radiator and power points.

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### Kitchen

*2.10m x 1.70m (6'10" x 5'6")*

Having a sink and drainer with cupboard beneath, window to side.

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### Bathroom

Fitted with a low flush w/c, bath, radiator, partially tiled surround and window to side.

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### Rear Garden

Mainly laid to lawn with door access to the large rear garage.

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### Tandem Garage

*11.40m x 4.10m (37'4" x 13'5")*

With double opening doors and door leading through to rear garden.

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## First Floor Flat

## Hallway

Having power points, radiator, double glazed door to rear and doorway leading to stairs to first floor.

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## Landing

With loft access, radiator and doors too first floor living spaces.

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## Lounge 1

*4.20m x 3.30m (13'9" x 10'9")*

Fitted with laminate flooring, power points, radiator and double glazed window to front.

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## Kitchen 1

*2.90m x 1.90m (9'6" x 6'2")*

Having wall and base units with work top over incorporating the sink and drainer, gas hob and oven, boiler, power points, laminate flooring and double glazed window to front.

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## Bedroom One a

*3.70m x 2.60m (12'1" x 8'6")*

With double glazed window to the rear, power points, radiator and laminate flooring.

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## Bedroom Two a

*3.10m x 2.00m (10'2" x 6'6")*

Also fitted with laminate flooring, power points, radiator and a double glazed window to the rear.

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## Shower Room

With shower cubicle and shower over, low flush w/c, pedestal wash basin, radiator, partially tiled surround and ceramic tile flooring.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Sladefield Road, Ward End, Birmingham, West Midlands, B8 3PF

Contact your local branch today for more information on this property:

**1000 Great West Road, Brentford, Brentford, Middlesex, TW8 9DW, Tel: 0208 106 8888,**  
<https://openhouse.london/>

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