



Michelle & Co.  
PROPERTIES

## 2 bed terraced house to buy in

War Lane, Birmingham, West Midlands,  
B17 9RU

**£250,000** Starting Bid

 x 2  x 1  x 2

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Living room with feature fireplace
- ✓ Dining room with feature fire place
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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midlands@pattinson.co.uk

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

A Two bedroom property requiring modernisation 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.

Accommodation in brief: Living room, dining room, understairs storage cupboard, kitchen, utility, two double bedrooms, house bathroom, rear garden.

Full Description: A two-bedroom Victorian terraced property situated on War Lane, offering spacious accommodation and character features throughout. The property is entered via the front door into the living room featuring a bay window to the front elevation and an attractive feature fireplace. To the rear, the dining room benefits from wooden flooring, a window overlooking the rear elevation, and stairs rising to the first floor. An internal door leads through to the kitchen, which is fitted with a range of wall and base units, an integrated oven and gas hob, plumbing for utilities, and access to the rear garden. A further internal door leads to a useful storage/utility room. To the first floor, the principal bedroom is a generous double room with a window to the front elevation and built-in storage cupboard. Bedroom two is also a good-sized double with a window overlooking the rear elevation. The bathroom is fitted with a freestanding bath, walk-in shower cubicle, low-level flush WC, and wash hand basin. Externally, the property benefits from a private rear garden with a decked patio area, providing an ideal space for outdoor seating and entertaining.

Location: Harborne High Street is readily accessible with its excellent shopping facilities restaurants and cafes including M & S food Hall and Waitrose, whilst there is also easy access to Birmingham City Centre, Birmingham University and the Queen Elizabeth Hospital. Within walking distance of Harborne, is Edgbaston Village which is home to award winning Michelin star restaurant, Simpsons and the gastro pub, The Highfield as well as enjoyable canal side walks that leads into the City Centre. Public transport is also easily accessible with a range of buses travelling in to the City Centre. The surrounding areas offers highly regarded schools, including Harborne Junior & Infant school, Lady Fatima and The Blue Coat school. Harborne also has many sporting facilities including Edgbaston & Harborne gold clubs, Edgbaston Priory & Edgbaston Archery tennis clubs, sailing at Edgbaston Reservoir, the Warwickshire County Cricket Ground and Birmingham Botanical Gardens. Tenure: The vendor advises us the property is freehold but this will need to be verified by a solicitor.

EPC: D

Council Tax Band: C

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 of up to 6% inc VAT (subject to a minimum of 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: C

Tenure: Freehold

Price: Starting Bid £250,000

Property Type: Terraced House

Parking: On Street

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

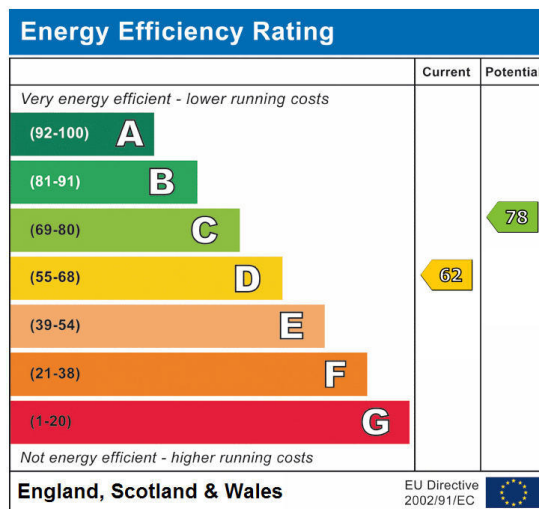
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



War Lane, Birmingham, West Midlands, B17 9RU

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

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