



### 3 bed terraced house to buy in

Parkhill Road, Smethwick, West Midlands,  
B67 6AS

**£110,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ 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

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For Sale via Secure Sale Online Bidding Two/Three Bedroom Terraced Project in Bearwood | Immediate Contract Exchange | Vacant Possession

A superb opportunity to acquire a traditional terraced property on the highly popular Birmingham-Sandwell border of Bearwood (B67). This property is a part-finished project that offers immense value-add potential. Having recently benefited from a brand-new kitchen installation, it now requires further cosmetic refurbishment to unlock its full capital growth and premium rental yield potential.

This house represents a blank canvas for seasoned investors, builders, or developers. It is sold with the distinct benefit of immediate contract exchange and vacant possession, eliminating chain delays.

### The Transparent Auction Process

This property is being sold via Secure Sale online bidding (Terms & Conditions apply). The property is legally prepared, enabling the successful buyer to secure the asset immediately once a bid or offer is accepted. This transparent, secure process guarantees speed, security, and absolute certainty for all parties.

### Interior Layout & Dimensions

**Ground Floor:** Two reception rooms offer flexible living zones. The second reception room leads directly into the newly installed kitchen, which flows further into a downstairs shower room equipped with a large shower cubicle.

**First Floor:** There are two generous double bedrooms.

**Second Floor:** Stairs lead up to a bright attic room, perfectly suited as a third bedroom or home office, complete with Velux window and additional loft eaves storage space.

Properties in this pocket of Bearwood experience continuous, high-volume demand from both young professional renters and buyers. Within short walking distance of excellent major bus routes, providing a fast, effortless commute into Birmingham City Centre and a short distance from Bearwood High Street, giving future residents easy access to daily essentials, independent cafes, and shopping. It also benefits of being in the catchment area of highly regarded local schools, ensuring a reliably strong resale market.

#### Auctioneers Additional Comments

Pattinson Auction are working in Partnership with The Property Penguin ( 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 the 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 6,000 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 £110,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay 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

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## **First Reception / Front Room**

*2.50m x 3.60m (8'2" x 11'9")*

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## **Second Reception**

*4.35m x 3.54m (14'3" x 11'7")*

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## **Bedroom One**


*3.20m x 3.60m (10'5" x 11'9")*

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## **Bedroom Two**

*3.50m x 2.60m (11'5" x 8'6")*



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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 

Parkhill Road, Smethwick, West Midlands, B67 6AS

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

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