



## 93 Falconhurst Road, Selly Oak, Birmingham, B29 6SB

Auction Guide £120,000

- AUCTION PROPERTY
- Spacious Lounge/Diner
- Bathroom
- Front & Rear Garden
- \*\*CASH BUYERS ONLY\*\*
- Kitchen, side access/ Lean-to
- Gas central heating, single glazed
- In need of modernisation
- Three bedrooms
- Leasehold - 13 years remaining



# 93 Falconhurst Road, Birmingham B29 6SB

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120,000  
This property has been entered into an online auction ending 21/12/2023 13:00:00

We are pleased to introduce a three bedroom semi-detached property in need of TLC offered with no upward chain.

Call us on 0121 453 8447 to arrange a viewing.

EPC = D

Council Tax Band = B (Birmingham Council)



Council Tax Band: B



### Description

In brief: entrance hallway, spacious lounge/diner, kitchen area, side access/lean-to with storage. stairs leading to first floor: two double bedrooms and one single bedroom, main bathroom. Gas central heating & single glazed. Front & rear gardens. The property is in need of improvement throughout.

### Location

This property is located a few miles South of the City, with the Birmingham University and Queen Elizabeth hospital being on its doorstep.

Selly Oak retail park is close by with various shops to include Sainsbury's, M&S Foodhall and Next, other occupiers include JD Sports, Nando's, McDonalds, Wilko, Costa, Superdrug, Mountain Warehouse, Thomas Cook, The Works and Card Factory.

Bus Routes- A number of buses run along the Bristol Road South including: 61, 62, 63, 143 & 144 additionally some running into local retail park.

Train Station- Selly Oak benefits from a station with parking, offering regular trains into Birmingham City centre and towards Redditch.

### Lounge/Diner

8'08" x 25'08"

All measurements are approximate and for display purposes only. No responsibility is taken for any error.

### Kitchen

6'07" x 5'03"

### Lean-To

4'08" x 22'03"

### Bedroom One

11'09" x 9'10"

### Bedroom Two

9'10" x 13'02"

### Bedroom Three

7'02" x 6'02"

### Bathroom

5'04" x 6'07"

### Tenure

The vendor advises us that the property is Leasehold with Approx 14 years remaining. We have been informed the freehold could be purchased for an additional amount, please speak to Pattinsons legal department for more information. We have not checked the legal documentation to verify the status of the property and advise the buyer to obtain from their solicitor.

### 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.

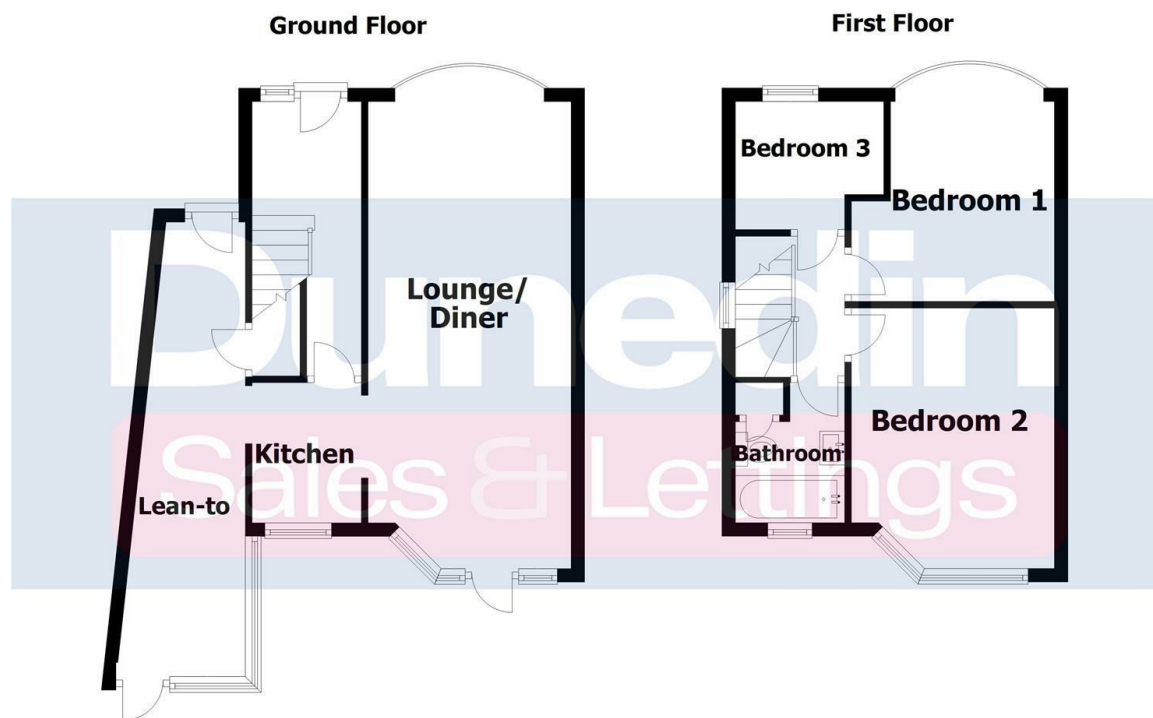
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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.

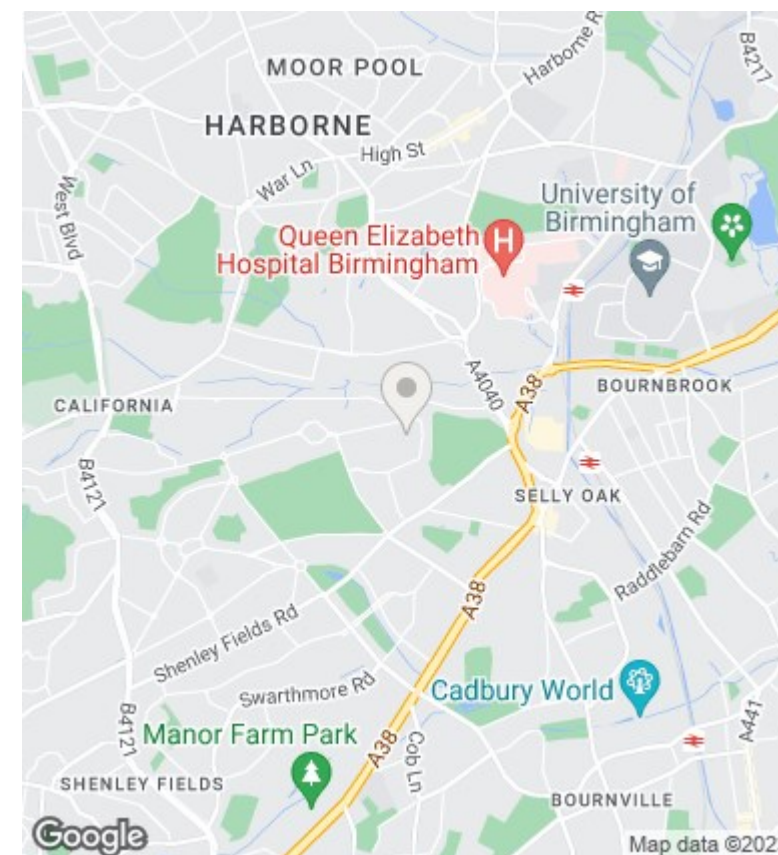
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

1. We endeavour to make our particulars accurate and reliable for the guidance of prospective purchasers, they are a general outline only and do not constitute the whole or any part of an offer or contract.
2. Dunedin can not guarantee the accuracy of any description, dimension, references to condition, necessary permissions and other details contained herein, prospective purchasers must satisfy themselves as to their accuracy.
3. Dunedin has not tested any fixtures, fittings or services and it is the buyers interests to check the working condition.



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 0121 453 8447 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC