



- * SEMI DETACHED HOUSE
- * THREE BEDROOMS
- * TWO RECEPTION ROOMS
- * FITTED KITCHEN
- * SEPARATE UTILITY / GARAGE
- * FAMILY BATHROOM
- * OFF ROAD PARKING TO FRONT
- * LARGE REAR GARDEN
- * POTENTIAL TO EXTEND (STPP)
- * NO UPWARD CHAIN



Hill Crest Grove, Kingstanding B44 8QJ - Offers in excess of £210,000

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

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 £6,600.00 including VAT. The Reservation Fee is paid in addition to 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.

This 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 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.

Accessed via driveway allowing off road parking and side garage with steps leading into;

PORCH: 6'6 x 3'2: Double glazed window and door with door into;

HALLWAY: 14'7 / 5'6max x 2'8min: Stairs to first floor, radiator and doors into;

FRONT RECEPTION: 13'8 / 11'6max x 10'3min: A great size living area with fire surround and fire, radiator and double glazed bay window to front.

REAR RECEPTION: 14'6(into bay) x 11'5min / 10'4max x 9'2min: A further good size living space with fire, radiator and double glazed window and door out to rear.

KITCHEN: 10'3 x 6'6: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, gas hob with extractor hood over, tiling to splashback, radiator and door into;

SEPARATE UTILITY/GARAGE: 19'1 / 9'7max x 6'10min: A great space with space and plumbing for washing machine and fridge freezer, sink, window and door to rear. *(please check the suitability of this garage for your own vehicle)*

LANDING: 7'1 x 2'10: Double glazed window to side and doors into;

BEDROOM ONE: 13'8(into bay) x 10'7min / 10'11max x 9'8min: A great size double bedroom with double glazed bay window to front and radiator.

BEDROOM TWO: 14'5(into bay) x 11'5min / 10'4max x 9'2min: A further good size double bedroom with double glazed bay window to rear and radiator.

BEDROOM THREE: 7'9 x 6'6: Double glazed window to rear and radiator.

BATHROOM: 5'11 x 5'4: White suite with panelled bath, wash hand basin, close couple W.C., tiling to part walls, ladder style towel rail/radiator and double glazed opaque window to rear.

REAR GARDEN: A great size garden with patio area and large lawn with hedging to borders.

TENURE: We have been informed by the vendors that property is **Freehold**. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

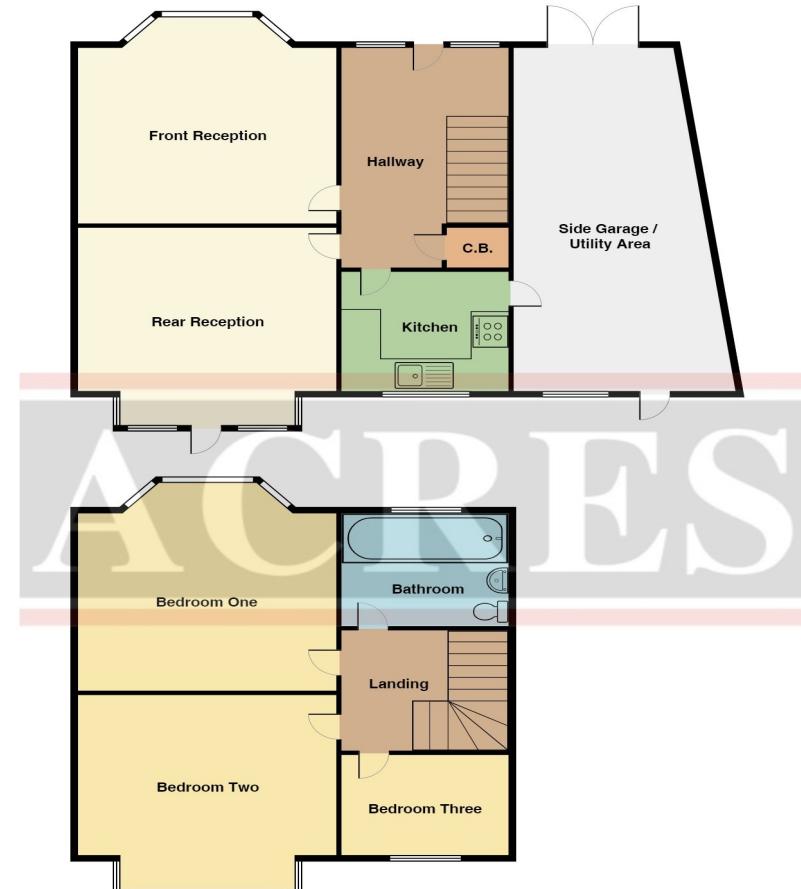
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FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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