



- End Terrace home
- Spacious lounge
- Separate dining room
- Fitted kitchen
- Useful utility space
- Three Bedrooms
- Family bathroom with shower cubicle
- Attractive rear garden
- Garage & Driveway
- Sold via Modern Method of Auction



GIPSY LANE, ERDINGTON, B23 7SR - AUCTION GUIDE £200,000

This three bedroom semi detached home offers spacious and versatile accommodation throughout, ideal for a range of buyers including growing families and those looking to upsize. With generous reception rooms, a fitted kitchen, separate utility space and an attractive rear garden, the property provides excellent potential for comfortable day to day living and entertaining. Positioned behind a paved driveway with a lawned fore garden and mature shrub borders, the home benefits from a pleasant frontage, garage access and well proportioned bedrooms to the first floor. The layout is both practical and inviting, with bright rooms enhanced by PVC double glazing and ample built in storage throughout. The property is accessed via a paved driveway with a lawned fore garden to the side, attractively bordered by shrubs and bushes, and a low iron gate leading onto the driveway and main entrance.

PORCH: PVC double glazed door to the front with PVC double glazed windows to the front and side, providing a light and welcoming entrance space.

HALL: PVC double glazed obscure door opening into the hallway, radiator, PVC double glazed window to the side, stairs rising to the first floor landing and further doors leading to:

DINING ROOM: 12'00" x 10'10" PVC double glazed window to the front, radiator, electric fire with wooden fireplace.

LOUNGE: 15'01" x 10'10" PVC double glazed French doors opening onto the rear garden, PVC double glazed windows to both sides, radiator, and an electric coal effect fire set on a brick hearth with inset.

KITCHEN: 16'05" x 5'10" PVC double glazed window to the rear, sink and drainer set within work surfaces with matching base and wall units and drawers, space for washing machine, space for cooker and hob, integrated fridge freezer, and tiled splashbacks.

UTILITY SPACE: 14'11" x 3'11" PVC double glazed part obscure door to the rear, radiator, fitted cupboards, and additional space for white goods.

LANDING: PVC double glazed window to the side, loft access point, door to storage cupboard and further doors leading to:

BEDROOM ONE: 14'04" x 9'02" PVC double glazed window to the rear, radiator, and built in wardrobes.

BEDROOM TWO: 12'00" x 8'04" PVC double glazed window to the front, radiator, and built in wardrobes.

BEDROOM THREE: 7'05" x 6'08" PVC double glazed window to the front, radiator, and fitted wardrobes.

BATHROOM: Obscure PVC double glazed window to the rear, enclosed shower, panelled bath, low flushing WC, hand wash basin, tiled surround, and radiator.

GARDEN: Paved patio area leading onto a lawned garden with a variety of shrubs, bushes and mature trees, timber shed to the rear, access to the garage and gated side access.

GARAGE: Double opening doors to the front, providing secure parking or additional storage space. (Please check the suitability of this garage for your own vehicle)

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 buyer's 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 or Partner Agent may receive payment for the recommendation, and you will be informed of any referral arrangement and payment prior to any services being taken by you.

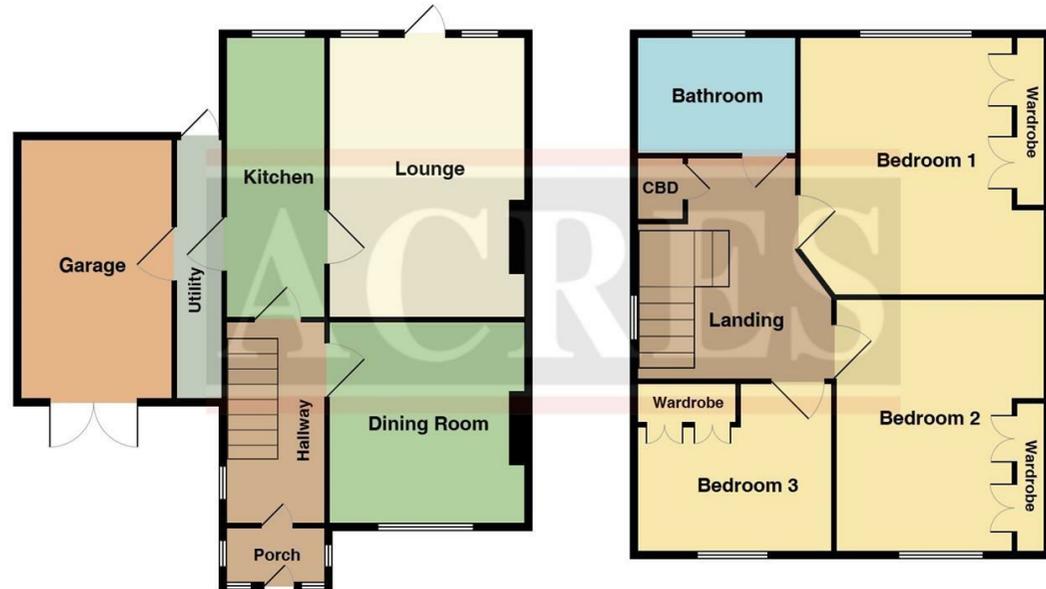


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B **COUNCIL:**

VIEWING: Highly recommended via Acres on 0121 321 2101

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



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

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.