

221 Lazy Hill, Birmingham, B38 9PB



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### Hicks Hadley

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West Midlands  
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**\*\*TO BE SOLD THROUGH MODERN METHOD OF AUCTION\*\***

A well presented two bedroom first floor apartment in this most popular of locations for access to transport links and all local amenities. The property briefly comprises: entrance hall, spacious lounge, fitted kitchen, two double bedrooms and modern bathroom. The property further benefits from: double glazing, well kept communal grounds and an extended lease. **EARLY VIEWING HIGHLY RECOMMENDED.** EPC: D

**Guide Price £120,000 - Leasehold**

**Hicks Hadley**



**Entrance Hall**

With stairs to first floor, loft hatch, storage cupboard and doors into:

**Spacious Lounge 16'3 x 11'2 (4.95m x 3.40m)**

With double glazed window to front elevation and door into:

**Fitted Kitchen 9'3 x 8'5 (2.82m x 2.57m)**

Having a range of base units with worktops over to incorporate single drainer sink unit, integrated oven, integrated electric hob, plumbing for automatic washing machine, splash back tiling and double glazed window to rear elevation.

**Bedroom One 14' x 8'11 (4.27m x 2.72m)**

With electric heater and double glazed window to front elevation.

**Bedroom Two 12'2 x 8'10 (3.71m x 2.69m)**

With electric heater and double glazed window to rear elevation.

**Bathroom 6'2 x 5'7 (1.88m x 1.70m)**

Having panel bath with shower over, shower screen, pedestal wash hand basin, ow flush wc, ceramic tiling and obscured double glazed window to rear elevation.

**Outside**

With communal lawns to front and paved pathway leading to front door.

**Agents Note**

Council Tax Band: A

EPC: D

We have been informed that the property is leasehold. We have been informed that the lease length is approximately 126 years.

We have been informed that the property has a ground rent of £50 per half year and a service charge of £355 per annum.

All main services connected except for gas.

Broadband/Mobile coverage- please check on link- //checker.ofcom.org.uk/en-gb/broadband-coverage

**Auctioneer Comments**

This property is for sale by Traditional Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be



shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the



Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

