



**Horton
& Storey**

CHEYNE GARDENS, HALL GREEN, BIRMINGHAM,
AUCTION GUIDE PRICE £85,000





AUCTIONEERS COMMENTS This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction.

The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential purchase. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market.

The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction



section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid.

Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by The West Midlands Property Auction powered by iam-sold Ltd.

TO VIEW OR MAKE A BID – Contact Horton & Storey or visit: www.hortonstorey.com



ENTRANCE PORCH Door leading to lounge.

LOUNGE 16' 8" x 9' 9" (5.08m x 2.97m) maximum A light and spacious lounge has a double glazed window to the front elevation, a feature fireplace, all wall sockets at accessible heights, doors leading to the kitchen, entrance porch and lounge.

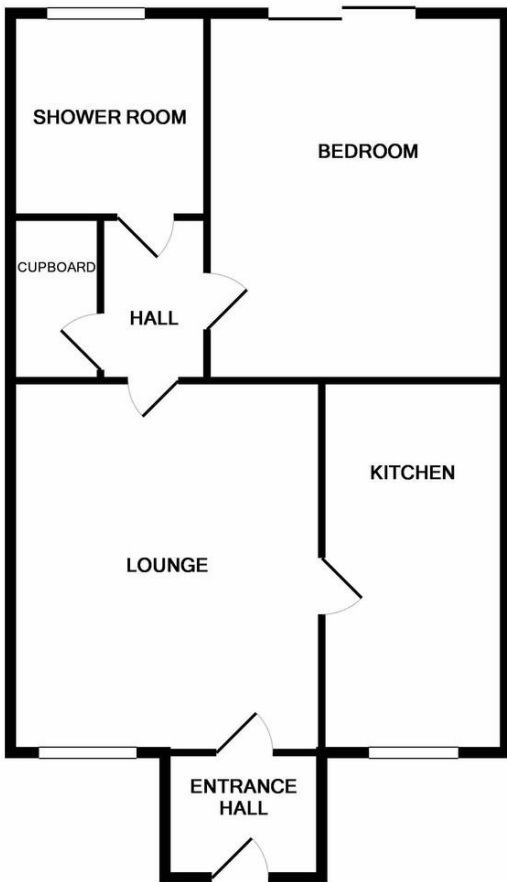
KITCHEN 5' 9" x 14' 4" (1.75m x 4.37m) The kitchen consists of a range of wall and floor base units, inset sink with mixer tap, drainer, integrated oven, hob, space for a fridge and plumbing for a washing machine. Double glazed window facing the front elevation.

BEDROOM 8' 10" x 5' 7" (2.69m x 1.7m) Double glazed sliding patio door leading to the private rear garden, wall mounted electric heater and accessible sockets.

SHOWER ROOM Walk in shower cubicle, low level w.c. and pedestal sink. Obscure double glazed window facing rear elevation.

REAR GARDEN A low maintenance private rear garden accessed from the bedroom.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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