



Yardley Road, Acocks Green, Birmingham B27 6LR

Guide Price £225,000

For sale via auction - fees, terms and conditions apply. Perfect for investors, this large Victorian end of terraced town house is currently operating as a licenced HMO comprising of five rooms, three of which have en suite shower rooms and a further shared bathroom for the remaining two rooms. The current rental income is £25,766 per annum with scope to uplift this with some cosmetic refurbishment. The property is ideally located close to Swan Island with its plentiful amenities and convenient transport links to the city centre and beyond.

Room 1 - Ground Floor

13'0" x 11'0" (3.97 x 3.36)

Carpet to flooring, built in wardrobe and bay window to front. En-suite shower room

Shared Living Area

14'4" x 12'4" (4.38 x 3.76)

Carpet to flooring, window to rear

Shared Kitchen

7'10" x 9'10" (2.41 x 3.01)

Range of fitted units and window over looking courtyard

Room 2 - First Floor

9'1" x 12'5" (2.77 x 3.79)

Carpet to flooring, built in wardrobe, window to rear. En-suite shower room

Shared Bathroom - First Floor

4'11" x 6'11" (1.52 x 2.13)

Having a white suite to include W.C, wash hand basin and bath

Room 3 - First Floor

14'6" x 12'4" (4.42 x 3.77)

Carpet to flooring, built in wardrobe, wash hand basin and window to front

Room 4 - Second Floor

14'6" x 12'4" (4.42 x 3.78)

Carpet to flooring, built in wardrobe, sink unit and window to front

Room 5 - Second Floor

14'6" x 15'3" (4.42 x 4.65)

Carpet to flooring, built in wardrobe and velux window. En-suite shower room

Rear Garden

Courtyard with out buildings then onto large rear garden

Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Agent Notes

1. Anti-Money Laundering (AML) Regulations – All named purchasers and anyone gifting funds will be asked to produce identification documentation before proceeding to instruction of solicitors and we would ask for your co-operation in order to proceed to

- agreeing the sale as soon as possible.
2. Source of Funds - All named purchasers and anyone gifting funds will be asked to produce evidence of the source of their funds before proceeding to instruction of solicitors.
3. These particulars do not constitute part or all of an offer or contract.
4. Any measurements indicated are intended for guidance only and as such must not be relied upon and any interested parties are advised to confirm any measurements before committing to any offer.
5. Archer Bassett has not tested any equipment, appliances, fixtures, fittings or services.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

Auctioneers Additional Comments

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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.

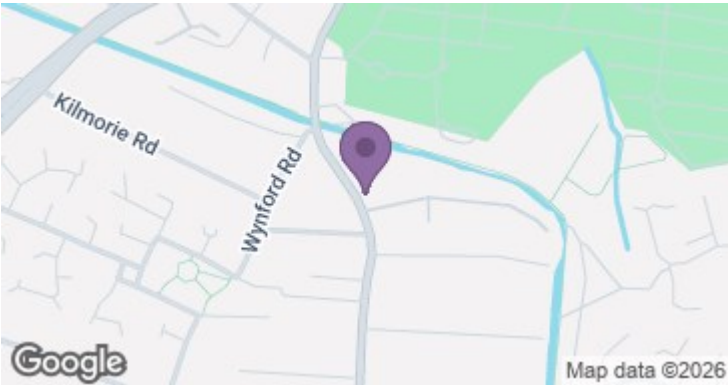
The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any 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.



Total area: approx. 131.3 sq. metres (1413.7 sq. feet)



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