

- Vacant terrace house
- Three bedrooms
- Freehold
- In need of modernisation
- Extent 807 SQFT
- 0.7 miles to Erdington Train Station, 1.1 miles to Gravelly Hill Train Station
- Birmingham, West Midlands
- Auction 26 July 2024



## Auction guide £110,000

### Lot 107 - 11 Fern Road, Birmingham B24 9DA

A vacant three-bedroom freehold terrace house in need of modernisation and ideal for investors and developers (Title number: WM657237)

**FOR SALE BY AUCTION:** To be sold by public auction on the owner's instruction. A vacant three-bedroom freehold terrace house in need of modernisation and ideal for investors and developers. Extent 807 SQFT. Birmingham, West Midlands. To be sold via online bidding on Friday, 26 July 2024.

**Auctioneer's comments:** 'An opportunity to bid on and buy a terrace freehold house offering both resale potential and the option to let the property once modernised.'

**Auction date**

The property is to be sold by public auction on Friday 26 July 2024 via a 2-hour online bidding window.

**To view**

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

**Description**

Vacant, freehold, terrace, house, three bedrooms, two receptions, in need of modernisation

**Location**

Birmingham, West Midlands, 0.7 miles to Erdington Train Station, 1.1 miles to Gravelly Hill Train Station

**Accommodation**

Ground Floor: two receptions, kitchen, bathroom

First floor: three bedrooms

**Outside**

Front yard, rear garden

**EPC rating**

D

**Tenure**

Freehold with vacant possession

**Local authority and council tax band**

Birmingham City Council

Council tax band: A

**Pre-auction bids**

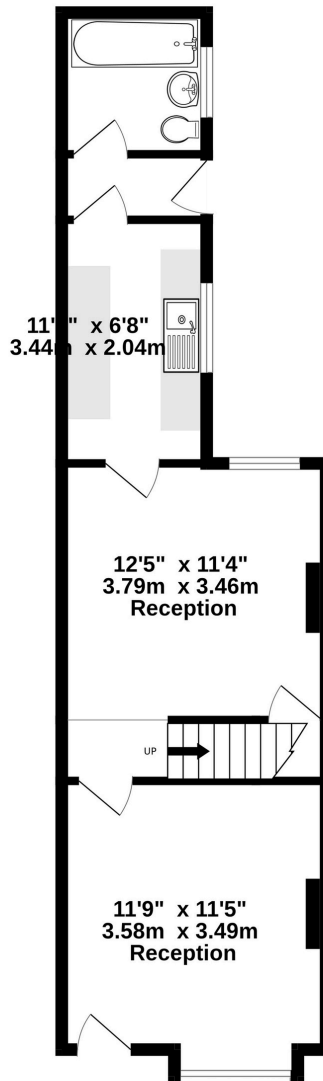
To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

**Auction fees**

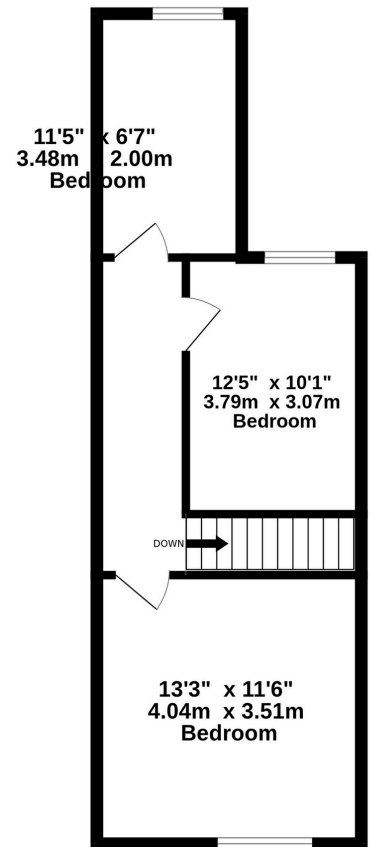
In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 2.5% plus VAT (min. fee of £2,100 plus VAT) of the purchase price and auction buying fee of £1,900 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.



GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		