

LOT
3

By Order of the Executors

4 Walmer Grove, Birmingham, West Midlands B23 7SS

Guide Price £90,000*

THREE BEDROOM LINKED TERRACED DWELLING IN NEED OF UPDATING



The property is situated in a close within walking distance of local shops and bus routes. The area is well served by local schools and open spaces. Good road links are easily accessible, in particular the M6 and M42 Motorways. Birmingham city centre is within six miles with major transport links. More local rail stations are within one and a half miles at Erdington, Witten and Graveley Hill. The property is a linked terraced house offering three bedroom and two reception room accommodation. The house does benefit from gas fired central heating and double glazing although it is in need of updating and modernisation throughout. The kitchen is quite dated along with other internal fittings. There is a good sized garden to the rear and the property does offer scope for further extension subject to obtaining any necessary consent that may be required. This lot is sold with vacant possession and will be of interest to investment buyers and owner occupiers. **Please note that this lot will not be sold prior to auction under any circumstances and any intending bidder will need to register to bid at the auction.**

ACCOMMODATION

Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, First Floor Landing, Bedroom one, Bedroom Two, Bedroom three, Shower Room, Garden.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Birmingham Council
Council Tax Band B
EPC rating to follow.

VIEWING TIMES

Friday 23/6 @ 12-12.30pm
Saturday 1/7 @ 11.30am-12 noon
Wednesday 5/7 @ 12-12.30pm

OPEN SESSIONS – NO NEED TO BOOK IN



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STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN