

Flat 7 Millers Court 298 Haslucks Green Road, Shirley, Solihull
Starting Bid: £90,000.00



**** WELL PRESENTED GROUND FLOOR FLAT ** RETIREMENT APARTMENT FOR THE OVER 55'S ** NO CHAIN ** ONE BEDROOM ** SHOWER ROOM ** DOOR INTO COMMUNAL GARDENS **** A well presented one bedroom ground Floor Apartment built by McCarthy & Stone for the over 55's with wheelchair access. Miller Court is conveniently situated for all amenities & in walking distance to Shirley train station. With a resident House Manager on hand, owners enjoy a host of social activities if they so wish, or simply the privacy of their own apartment. There is a residents lounge & laundry room. The apartments have a 24 hour careline system.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold.

This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack.

The Partner Agent and Auctioneer may recommend the services of third parties to you, in which they may be paid for the referral. These services are optional and you will be advised of any payment, in writing, before any services are accepted.

Listing is subject to a start price, and hidden reserve price that can change.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Rooms

Approach

Car park with secure doors into the communal hallway.

Entrance Hall

Storage cupboard, ceiling light point and doors to lounge, bedroom and shower room.

Lounge 10' 6" max x 23' 5" max (3.20m max x 7.14m max)

Double glazed window to rear and french doors to patio, electric fire place, two ceiling light points, heater and doorway to kitchen.

Kitchen

Double glazed window to rear, base and drawer units, rolled edge work surface, stainless steel sink and drainer, gas hob with oven below, part tiled and ceiling strip light.

Room not measured as irregular shape.

Bedroom 15' 10" max plus door recess x 9' 2" max (4.83m max plus door recess x 2.79m max)

Double glazed window to rear, built-in wardrobes, ceiling light point and heater.

Shower Room

Double shower cubicle, vanity hand wash basin unit, low level wc, tiled walls and ceiling light point.