

Sutton Coldfield

96 Plants Brook Road, West Midlands B76 1HL

**SIX WEEK COMPLETION
AVAILABLE**

Tenure
Freehold.

Location
The property is located on the west side of Plants Brook Road, between its junctions with Rosslyn Road and Faircroft Avenue. Local shops and amenities are available in Walmley and Sutton Coldfield to the north, with the further and more extensive facilities of Birmingham city centre being accessible approximately 5.6 miles to the south. Birmingham New Street Rail Station provides a regular and direct service to London Euston Station, with a journey time of approximately 1 hour 24 minutes.

Description
The property comprises a semi-detached house arranged over ground and first floors. The property benefits from gardens to the front and rear. The property may afford possible potential for the addition of a loft conversion, subject to obtaining all necessary consents.

**A Freehold Three Bedroom
Semi-Detached House with
Off-Street Parking and Garden.
Possible potential for the Addition
of a Loft Conversion subject to
obtaining all necessary consents**

Furthermore, there may be potential for the addition of front off-street parking facilities.

Accommodation
Ground Floor – Two Reception Rooms, Kitchen
First Floor – Three Bedrooms, Shower Room with wash basin, Separate WC

To View
The property will be open for viewing every Monday and Wednesday before the Auction between 1.15 – 1.45 p.m. Starting Wednesday 13th March.
These are open viewing times with no need to register. (Ref: MW).



Bellingham

3 Cruddas Terrace, Nr Hexham, Northumberland NE48 2BU

Tenure
Freehold.

Location
Cruddas Terrace is situated on the north side of Pennine Way, approximately 17 miles to the north of Hexham. Local facilities are available, including shops and Bellingham Middle School. More extensive facilities are accessible in Hexham to the south, including a wider selection of shopping, Northumberland College, Hexham General Hospital and Hexham Rail Station. The A69 is approximately 4.5 miles to the north-east.

Description
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden.

**A Freehold Mid Terrace House subject to an Assured
Periodic Tenancy**

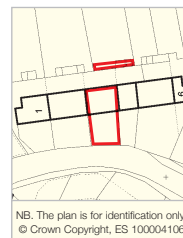
Accommodation
The property was not internally inspected by Allsop. The following information was supplied by the Vendor. We are informed that the property provides:

Ground Floor – Two Rooms, Kitchen, Bathroom/WC
First Floor – Two Rooms

Tenancy
The property is subject to an Assured Periodic Tenancy at a current rent of £5,480 per annum.

Seller's Solicitor
Messrs Womble Bond Dickinson
(Ref: Ian Gallon).
Tel: 0345 415 0000.
Email: ian.gallon@wbd-uk.com

**Current Rent
Reserved
£5,480 per
annum**



**INVESTMENT –
Freehold House**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.