

property details **approval form**

15 Vicarage Close, Birmingham, West Midlands, England, B42 2QU

Date: 06 August 2026

Property Ref and Version: GRB112950 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £70,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1969.

>> **key features**

- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > Two Bedroom First Floor Maisonette
- > Great Investment Opportunity
- > Own Garden Space to the Rear
- > Open Plan Lounge Kitchen
- > Two Double Rooms
- > EPC Rating: C

>> **short description**

TWO BEDROOM FIRST FLOOR MAISONETTEPERFECT FOR INVESTMENT***OPEN PLAN LOUNGE AND KITCHEN***OWN GARDEN SPACE TO REAR***ACCESSIBLE LOFT SPACE***42 YEARS LEFT ON THE LEASE***VIEWING HIGHLY RECOMMENDED***

>> **long description**

Located in the popular Great Barr area of Birmingham, this two-bedroom first-floor maisonette offers an attractive investment opportunity with excellent access to local shops, schools, public transport links and the M6 motorway. The area remains popular with tenants due to its convenient location and easy access to Birmingham City Centre, making it a strong buy-to-let prospect.

The accommodation comprises a private entrance with stairs leading to the first floor, a spacious open-plan kitchen, lounge and dining area, two well-proportioned bedrooms, a bathroom and a central landing providing access to all rooms.

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The property benefits from good natural light throughout and offers scope for future improvement, allowing investors the opportunity to add value where desired.

Please note the property is being sold with a short lease of approximately 42 years remaining, which has been reflected in the asking price. Buyers are advised to make their own enquiries regarding lease extension options and associated costs.

An ideal investment purchase with strong rental appeal in a well-established residential location.

>> **directions**

>> **Agent Note**

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>> room description

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 Limited. 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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The 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 of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will 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 undisclosed reserve price that can change.

Agent Note

Council Tax Band is A.

Entrance Hall

Boiler cupboard and two storage cupboards

Lounge

Double glazed window and gas central heating radiator

Kitchen

Open with lounge. Wall and base units, gas hob, oven and extractor, tiled to splash prone areas, double glazed window.

Bedroom 1

Double Bedroom. Double glazed window, fitted wardrobes, and gas central heating radiator.

Bedroom 2

Double Bedroom. Double glazed window and gas central heating radiator.

Bathroom

Shower over bath, hand wash basin, wc, double glazed frosted window and heated towel rail.

Loft

loft ladder installed and the loft is not boarded

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Garden

Raised garden to the rear belonging to the property

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>> **room description**

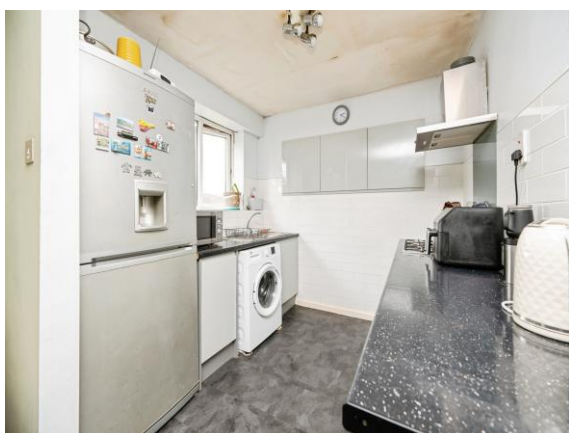
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>> **property images**



Your Shipways office: 905 Walsall Road, Great Barr, BIRMINGHAM, West Midlands, B42 1TN
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>> **property images**



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>> floor plan



Total floor area 60.7 m² (653 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Lauren Bennett		
Mr D.J. Sutton		