



# Cambridge Crescent

Edgbaston

B15 2JD

**Auction Guide Price £128,000**

*Two-Bedroom*

*559 Sq. Ft.*

*Ground Floor Maisonette*

*Freehold*



**Property Description**

**PROPERTY INFORMATION**

**CASH PURCHASERS ONLY**

Current tenant in situ until December 2022, with a rental amount of £825.00 Per Calendar Month.

**DESCRIPTION** A rare opportunity to purchase this fabulous two bedroom ground floor maisonette on the cusp of Birmingham city centre. The property boasts accommodation of entrance hallway, two bedrooms, spacious living room with front facing bay window, separate adjoining kitchen, bathroom with shower above bath, whilst featuring gas central heating and double glazing. There is an area of street allocated parking space to the front of the property, and the property offers the luxury of being sold with the freehold interest.

**LOCATION** Cambridge Crescent leads from Springfield Road (part of housing estate built by Persimmon Homes), in a leafy Edgbaston location, on the very cusp of Birmingham city centre, a short walking commute away. The property is very close to Queen Elizabeth hospital, within easy reach of local amenities of nearby Wheelkys Rd shops and very accessible to A38 link to M6 motorway and Birmingham International Airport beyond.

**SCHOOLS** Excellent primary secondary and prep schools are very close to and with Edgbaston High School for Girls, The Priory School and The King Edward Foundation Schools, along with Halfpenny Preparatory School, West House, Blue Coat School and St George's School.

**LEISURE** Leisure facilities are provided with The Edgbaston Priory club on the doorstep host to prestigious tennis events, and Golf club nearby with Edgbaston cricket ground within walking distance - the home of international cricket tournaments. The prestigious Grand Central, exclusive Malbaie and B&B Ring offer shopping boutiques in the city nearby.

**TERMS**

**AUCTION METHOD** The auction for this property will be conducted online through our online bidding platform. This is a "Timed Auction", so there are no other lots being sold alongside this property.

The time for the auction is displayed on SDL Property Auctions website. To view this, search for the property on their website. Then click onto the property to view the property details. The time remaining to bid and end date of the auction is displayed on the page. You are required to undertake identity checks before you can be authorized to bid. You must also provide your payment details. If you do not provide this information, your registration will not be processed. When you place your bid, you are deemed to have agreed to SDL Property Auctions' Bidders Terms (England & Wales) which are available on SDL Property Auctions website.

**Auction type - Unconditional with Variable Fee:**  
If you are the highest bidder, you must exchange legally binding contracts for the sale when the auction for the property comes to an end. You must then pay the applicable fees and deposit. You must complete the sale within 15 business days unless the Special Conditions of Sale contained within the Legal Pack state otherwise.

**Auction Fees:**  
The following non-refundable fees apply:  
Buyer's Fee - payable on exchange of contracts. This is calculated as a percentage of the actual purchase price of the property. Either:  
(a) 4.8% (including VAT) of the purchase price, for properties up to and including £250,000  
(b) 3.6% (including VAT) of the purchase price for properties sold for over £250,000  
The Buyer's Fee is subject always to a minimum of £6,000 (including VAT). The Buyer's Fee does not contribute to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation of stamp duty liability.

**Deposit:**  
On exchange of contracts, you must pay a non-refundable deposit equal to 5% of the actual purchase price of the property, subject to a minimum of £5,000. The deposit contributes towards the purchase price.

**Payment Method:**  
When you register to bid, you will be prompted to provide your payment details to SDL Property Auctions. In the event that you are the winning bidder, your card will automatically be charged a proportion of the Buyer's Fee & Deposit. The payment will be calculated based on the guide price of the property, in line with the fee schedule described above. Where the actual purchase price is higher than the guide price, you will be required to pay the difference immediately after the end of the auction, which can be paid by debit card or bank transfer. Payment by cash or cheque will not be accepted.  
Example: You win the bid on a property with a guide price of £150,000, but the actual purchase price is £170,000. At this point your bid is successful you will be charged as follows:  
Buyer's Fee of £7,200 - 4.8% of guide price  
Deposit of £7,500 - 5% of the guide price  
As the actual purchase price amounted to £170,000, after the auction, you will be required to pay the following additional amounts on top of the initial payment:  
£960 for Buyer's Fee shortfall (£810 due as 4.8% of actual purchase price)  
£1,000 for Deposit shortfall (£850 due as 5% of actual purchase price)

**Legal Pack:**  
Before bidding, you must view the legal pack for the property. This is the collection of legal documents that apply to the sale. The documents will include but are not limited to: Special Conditions of Sale, title documents from the Land Registry and Energy Performance Certificate.  
To view the legal pack, first search for the property on SDL Property Auctions website and click onto the property to view the property details. There will be a sub-heading "Legal Documents". Underneath this, you will be prompted to "Log in to view the legal documents". Follow this link, you will then be directed to create an account with Auction Passport to view the documents.  
The legal pack can change at any time up until the auction starts so you must check for the most recent version of the legal pack. At the point of placing your bid, you are deemed to have read the legal pack in its entirety, including any changes. Failure to check for changes to the legal pack will not be a valid reason for withdrawing from the sale. It is strongly recommended that you instruct a qualified professional to review the legal pack and raise any necessary enquiries before bidding.

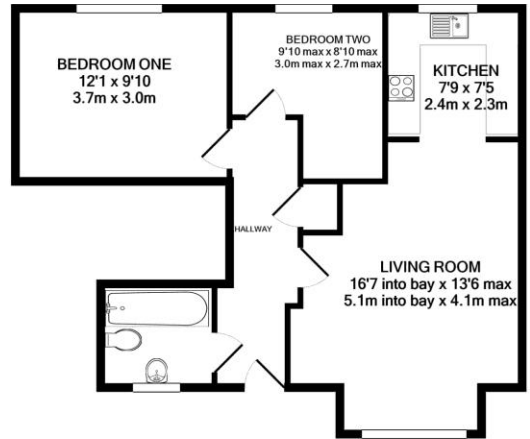
**Special Conditions of Sale:**  
The property is sold subject to any Special Conditions of Sale. These are contractual conditions that are included by the seller of the property - they are not part of SDL Property Auctions' terms and conditions. The Special Conditions of Sale are legally binding. You are taken to have read and accepted these at the point of bidding, even if you have not done so. The Special Conditions of Sale are available to read in the legal pack.

**Registration Process:**  
To register to bid on the property, search for the lot on SDL Property Auctions website. Click onto the property, follow the link to "Login/register to bid", and you will then be directed to create an account with the online bidding platform provider, EIG.

**JAMES LAURENCE ESTATE AGENTS MATERIAL INFORMATION:** Agents Note: We have not tested any of the electric, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate. All material information stated below has been provided by our client, but we would request all information to be verified by the purchaser's chosen solicitor.

**Fixtures and Fittings:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

**Floor Layout**



TOTAL APPROX. FLOOR AREA 535 SQ.FT. (49.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Total approx. floor area 559 sq ft (52 sq m)

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.