



Grovefield Crescent Balsall Common CV7 7RE

for sale guide price
£250,000



Property Description

A three bedroom semi-detached property situated on the popular location of Grovefield Crescent, briefly comprising of reception hallway, guest cloakroom, kitchen, lounge to the rear with patio doors overlooking and leading to garden, three bedrooms and family bathroom, in addition there is a garage, driveway, enclosed lawned rear garden. No Chain

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.

Approach

Front door lead through to:

Reception Hallway

With door to kitchen, lounge and further door through to:

Guest Cloakroom

Fitted with a white suite comprising low level WC, wash hand basin, obscure uPVC double glazed window to the side.

Kitchen

11' 7" x 6' 7" (3.53m x 2.01m)

Having base and wall mounted units with complementary work surfaces, sink and drainer with mixer tap, appliances to include four ring gas hob, electric oven and grill beneath, fridge freezer, automatic washing machine, central heating boiler concealed in cupboard, window to the front and door to the side leading to garden.

Lounge

18' 10" Max x 12' 5" Max (5.74m Max x 3.78m Max)

Having feature fireplace, large uPVC double glazed window to the rear and sliding patio doors overlooking and leading to garden, staircase rising to first floor.

First Floor Landing

Loft hatch giving space access to roof space, door through to:

Bedroom One

11' 6" x 10' Maximum into wardrobes (3.51m x 3.05m Maximum into wardrobes)

Window to the front, wardrobes to one wall providing hanging and shelving space.

Bedroom Two

12' Maximum into wardrobes x 8' 3" (3.66m Maximum into wardrobes x 2.51m)

Wardrobes to one wall providing hanging and shelving space, window to the rear overlooking garden,

Bedroom Three

10' 4" x 6' 6" (3.15m x 1.98m)

Window to the rear overlooking garden.

Bathroom

Fitted with a white suite comprising of bath with mains shower and glass screen over, low level WC, wash hand basin, ceramic tiling to splash back areas, obscure glazed window to the front, airing cupboard housing the hot water tank and providing shelving space.

Outside

Front Of Property

To the front of the property there is a lawned fore garden, driveway for off road parking and giving direct access to garage, gated side access leading through to rear garden.

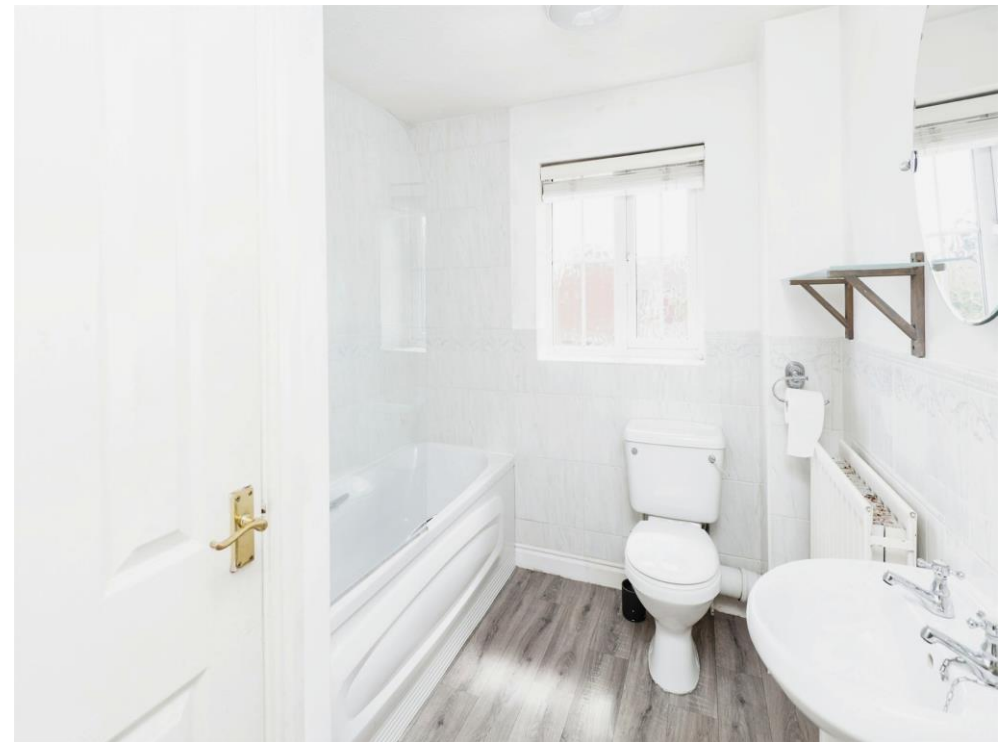
Rear Garden

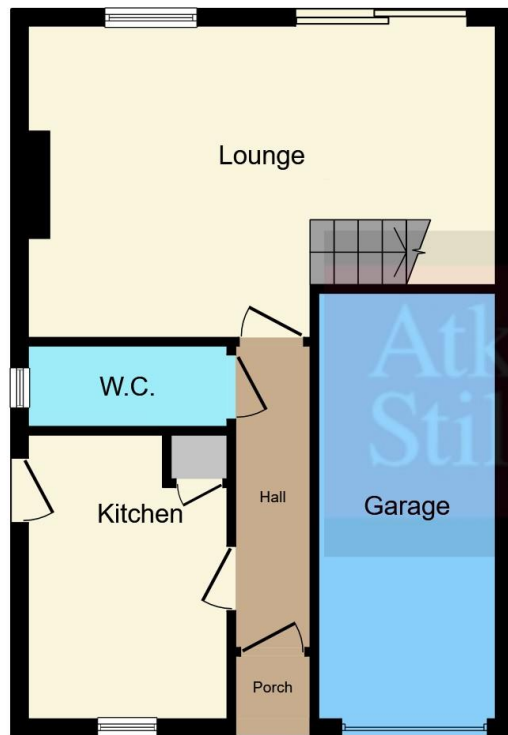
Enclosed wooden fence, laid to lawn with patio area, shrubs and trees. Gated side access.

Garage

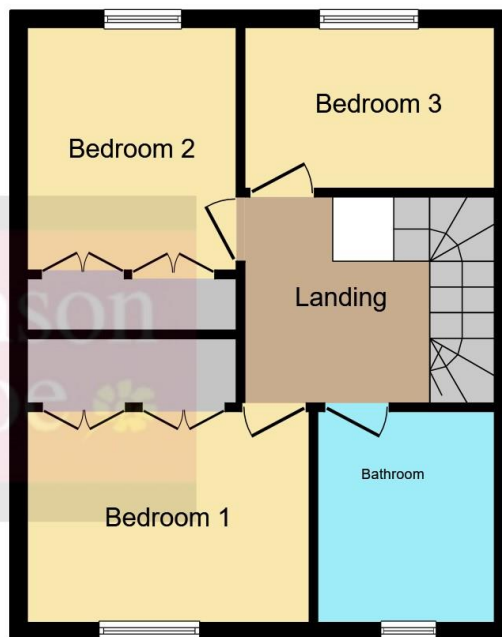
18' Maximum x 8' 4" Maximum (5.49m Maximum x 2.54m Maximum)

Fitted with up and over door, light and power.





Ground Floor



First Floor

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.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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