





Property Description

A fantastic opportunity to purchase this three bedroom detached property, just five minutes walk from Tile Hill Station and close to local shops and amenities. The property sits on a large plot and offers huge scope to add value to this already staggering property. Viewing is essential to appreciate the size and potential on offer. Briefly comprising entrance porch, lounge, dining room, breakfast kitchen, utility, downstairs shower room, three bedrooms and family bathroom, in addition there is a driveway providing off road parking and detached double garage. No upward 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

Driveway leads to:

Entrance Porch

Tiled flooring and front door leads to:

Entrance Hallway

Lounge

18' 7" Max x 14' 1" Max (5.66m Max x 4.29m Max)

Feature fireplace with electric fire fitted, secondary and single glazed windows to the front, side and rear, patio doors to the side.

Dining Room

15' 7" Into bay x 11' 10" (4.75m Into bay x 3.61m)

Stone feature mantle open fireplace, secondary glazed bay window to the front, serving hatch, carpet and wood flooring and door through to:

Breakfast Kitchen

16' Max x 15' 3" Max (4.88m Max x 4.65m Max)

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven and grill with hob, space for fridge freezer, space and plumbing for dishwasher, two single glazed windows to the side and rear.

Utility

Fitted with base units and complementary work surfaces, stainless steel sink and double drainer unit with mixer tap, space and plumbing for automatic washing machine and glass roof, door through to lean to giving direct access to garage.

Shower Room

Fitted with a suite comprising of low level WC, wash hand basin, shower cubicle and obscure glazed window to the side.

First Floor Landing

Split level staircase rising from the hallway.

Study

6' 6" x 5' 7" (1.98m x 1.70m)

Single glazed window to the side, vaulted ceiling.

Bedroom One

13' 11" x 12' (4.24m x 3.66m)

Single glazed window to the front, wash hand basin.

Bedroom Two

13' 11" x 12' (4.24m x 3.66m)

Fitted wardrobes providing hanging and shelving space, secondary glazed window to the front and side.

Bedroom Three

12' x 8' (3.66m x 2.44m)

Fitted wardrobes providing hanging and shelving space, wash hand basin and window to the side.

Family Bathroom

Fitted with a suite comprising of low level WC, wash hand basin, bath with shower over and obscure glazed window to the side.

Outside

Front Of Property

Occupying a generous corner plot, this property features gardens to the front and side, offering a lovely sense of space and privacy. The exterior is mainly laid to lawn and enhanced by mature trees, shrubs, and well-established borders. Additional benefits include parking for two vehicles with direct access to a garage and a brick-based greenhouse.

Detached Double Garage

18' 10" x 18' 3" (5.74m x 5.56m)

Two storey double garage with electric roller shutter door, vaulted ceiling, light and power.





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

To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
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EPC Rating:
 Awaited

Council Tax
 Band: F

Tenure: Freehold

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