Rice Chamberlains ESTATE AGENTS LLP

52 Bunbury Road

Northfield, Birmingham, B31 2DW

By Auction £350,000

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***CASH BUYERS ONLY* *DEVELOPMENT OPPORTUNITY - FULL MODERNISATION!* Set back from Bunbury Road behind an i front garden and driveway is this simply beautiful, three storey Edwardian home, which requires a full scheme of renovation. Still retaining lots of it's charm, this sizable home offers superb space and potential. On the cusp of the Bournville Village Trust you have all of the local places of interest close at hand including the local schools, excellent transport links and of course all of the amenities in Bournville, Northfield and further afield to Longbridge Village, Cotteridge and Stirchley alongside Kings Norton. Briefly offering; front gravel drive and gardens, storm porch and front door, vestibule, entrance hall, dining room with bay window, rear living room with fireplace and garden views, rear sun room / extension, breakfast - kitchen room with AGA, rear lean-too and a rear garden with various seating areas. To the first floor there are three bedrooms, bathroom, separate wc and a further staircase gives rise to the top floor with two further bedrooms and box room This is a rare opportunity! To book your viewing please call our Bournville sales team.**

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation
Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the
service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Approach

This impressive development opportunity is approached via a front driveway providing parking for multi vehicles, side access point via a wooden access door and a ornate storm porch leads to wooden French doors opening into:

Entrance Vestibule

With a wall mounted electric fuse box, stained glass window to the front aspect, cornice to ceiling and glazed interior door into:

Main Hallway

With stairs with balustrades giving rise to the first floor landing, stained glass access door to the side, frosted single glazed window to the front aspect, wall mounted central heating boiler under stairs, central heating radiator, light point, also the potential for a ground floor WC with tiled floor and walls and interior door opening into:

Front Reception Room

15'07" x 13'01" (4.75m x 3.99m)
With single glazed bay window to the front aspect, ceiling light point, cornice to ceiling, picture rail and central heating radiator.

Rear Reception Room

17'05" x 13'02" (5.31m x 4.01m)
With cornice to ceiling, picture rail, ceiling light point, wall light point, open fire with tiled hearth and surround, central heating radiator and internal single glazed French doors and accompanying side windows opens into:

Rear Extension

12'05" x 13'11" (3.78m x 4.24m)
With single glazed French doors and accompanying windows to the rear and glazed interior door opening into:

Kitchen

19'05" x 11'06" (5.92m x 3.51m)
Also accessed from the hallway. With wall and base units with stainless steel sink and drainer with hot and cold mixer tap, inset AGA, single glazed sash window to the side aspect, further single glazed window to the side aspect, single glazed window to the lean-to, tiled floor, two strip ceiling light points and two central heating radiators.

POTENTIALLY WC

7'" x 3'09" (2.13m x 1.14m)
With tiled floor and walls, frosted single glazed window to the front aspect and ceiling light point.

Rear Lean-To

8' x 16'08" (2.44m x 5.08m)
With storage space, stainless steel sink and drainer, single glazed door with windows giving access to the rear garden, glazed door and access to the side return and wooden front gate to driveway.

First Floor Accommodation

From hallway staircase gives rise to the first floor floor, further staircase with balustrades gives rise to the top floor landing, single glazed sash window to the side aspect, light point and interior door opens into:

Bedroom One
15'04" x 13'03" (4.67m x 4.04m)
With single glazed sash window to the front aspect, ceiling light point, decorative archway to recess and central heating radiator.

Bedroom Two
13'11" x 13'02" (4.24m x 4.01m)
With two single glazed sash window to the rear aspect, ceiling light point and central heating radiator.

Bedroom Three/Potential Bathroom
12" x 10" (3.66m x 3.05m)
With single glazed sash window to the rear aspect, further frosted single glazed window to the rear aspect, ceiling light point, hot water tank, plumbing for WC and partially tiled walls.

Bathroom
5'07" x 8'10" (1.70m x 2.69m)
With an original leaded light triple single glazed window to the front aspect, ceiling light point, wash hand basin on vanity unit and bath

Separate WC
With low flush WC, single glazed frosted window to the side aspect and ceiling light point.

Rear Garden
With an initial patio area, outbuilding and pathway leading to the main garden area with lawns, panel fencing to borders and pathway leads to the rear garden with greenhouses and vegetable patch and being finished with panel fencing to all borders.

Top Floor Accommodation
From first floor stairs gives rise to the top floor landing with ceiling light point and internal door opening into:

Bedroom Four
13'1" x 13'3" to bay (3.99m x 4.04m to bay)
With original single glazed bay window to the front aspect and central heating radiator.

Bedroom Five
13'11" max x 13'03" max (4.24m max x 4.04m max)
With central heating radiator, single glazed dormer window to the rear aspect and ceiling light point.

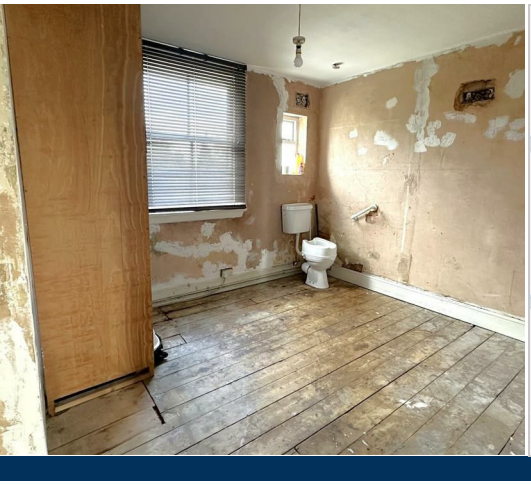
Box Room
7'02 x 7'10" (2.18m x 2.39m)
With hot water tank and ceiling light point.

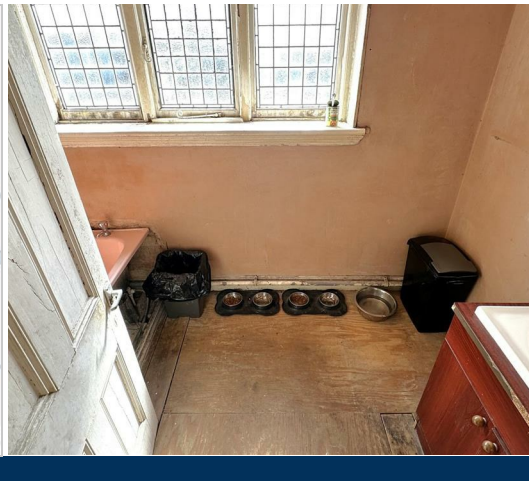
ADVISORY NOTE
52 Bunbury Road is a substantial, three-storey, five-bedroom period home offering incredible space and potential. However, due to the current condition of the property, we believe it is unlikely to be mortgageable in its present state. As such, we are inviting interest from cash buyers only.

This is a rare opportunity to acquire a characterful property on a well-regarded stretch of Bunbury Road, with generous room proportions, original features, and scope for full refurbishment or redevelopment (subject to the usual consents).

Whether you're a seasoned developer or an ambitious buyer looking for a project, this home offers the chance to create something truly special in the heart of Bournville.

Further details, internal photographs, and access for viewings are available on request. Please contact us for more information or to register your interest.



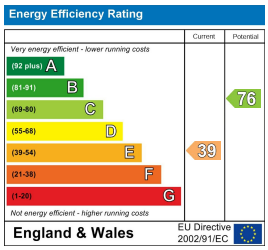


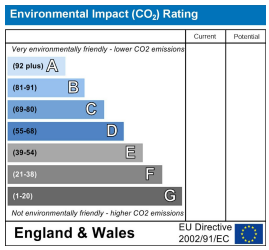
Floor Plan

Viewing

Please contact our Bournville Office on 0121 458 1123 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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1. Additional Services / Referral Fees

1.1 By law, the Agent must tell you if it or any connected person intends to earn any commission from offering you other services. If the Agent or any connected person earns money from any of these services, the Agent or connected person would keep the commission. The following services may be offered by the Agent or connected persons: lettings, financial services, surveying services and conveyancing.

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