



Connells

Orchard Road
Birmingham



Property Description

A generously sized 4 bedroom period property with incredible traditional features, offering ample family living space and fantastic development potential. Being just 0.4 miles to Erdington train station and with good main road and motorway links, as well as being within a mile of sought after schools, this property is ideally located for families or young professionals. The property itself features ample living space, including 2 great sized reception areas, another separate dining area and a good sized kitchen at the rear of the house. The kitchen then leads out onto a fantastic sized, well established rear garden with patio area and handy storage shed at the back of the garden. The first floor of the property is home to 3 great sized bedrooms with ample storage space throughout and a good sized family bathroom with integrated appliances. This then takes us up to the top floor of the home which has been converted into bedroom 4, with great open space and access to even more storage in the loft.

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.

Entrance Porchway

Single glazed door leads to main entrance hallway, radiator to wall, door gives access to the lounge, door gives access to the middle room, stairs lead to the first floor landing.

Family Lounge

12' 1" x 11' 8" maximum plus the bay window (3.68m x 3.56m maximum plus the bay window)

Front facing single glazed windows overlook the driveway, electric fireplace and radiator to wall.

Reception Room 2

11' 5" x 8' 4" maximum (3.48m x 2.54m maximum)

Having understairs cupboard and two built-in cupboards offering excellent storage, bay window to the side, radiator to wall and surrounding picture and dado rails.

Reception Room 3

13' 3" x 12' 1" maximum (4.04m x 3.68m maximum)

Having gas fireplace which is currently blocked, single glazed French doors lead to the rear garden, radiator to wall and wall lights. Door leads to kitchen.

Kitchen

14' x 8' 3" maximum (4.27m x 2.51m maximum)

An integrated kitchen comprising a four ring gas hob, electric oven and grill, space for a washing machine, space for a tumble drier, steel sink and drainer unit, space for a free-standing fridge/freezer, single glazed windows overlook the garden and wooden door leads to rear garden.

First Floor Landing

Doors leads to bedrooms 2, 3, 4 and family bathroom, built-in storage cupboards offering excellent storage.

Bedroom 2

15' 11" x 12' 2" maximum (4.85m x 3.71m maximum)

Front facing single glazed window overlooks the driveway, radiator to wall, fitted wardrobes and wall lights.

Bedroom 3

13' 3" x 11' 5" maximum (4.04m x 3.48m maximum)

Rear facing single glazed window overlooks the garden and radiator to wall.

Bedroom 4

9' 8" x 8' 5" (2.95m x 2.57m)

Rear facing single glazed window overlooks the garden, radiator to wall and built-in wardrobes.

Family Bathroom

Briefly comprising a low level flush WC, hand wash basin, bath with electric shower over, radiator to wall and single glazed frosted window.

2nd Floor Landing

2nd floor landing leads to bedroom 1

Bedroom 1 (Master)

19' 9" x 17' 2" maximum (6.02m x 5.23m maximum)

Front facing single glazed window overlooks the driveway, radiator to wall and door to loft access on the same level

Outside

Front

Front driveway offering ample off-road parking (two average cars)

Rear Garden

Rear garden laid to lawn









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

Connells

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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