



Birch Grove, WALLASEY, CH45 1JG

welcome to

Birch Grove, WALLASEY

Boasting generous living space, the property on Birch Grove is ideal for families or investors seeking a project and those looking to put their own stamp on a property. Surely not going to be on market long, call us today to book a viewing!



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.

Property Description

Jones and Chapman are delighted to present this four-bedroom end terraced property on Birch Grove. Boasting generous living space, the property is ideal for families or investors seeking a project and those looking to put their own stamp on a property. The property offers four well-proportioned bedrooms, providing ample space for a growing family or guest accommodation, spacious lounge with plenty of natural light, perfect for relaxing or entertaining,

separate dining room, kitchen and family bathroom. Externally a good-sized rear courtyard, ideal for those summer days. While the property requires cosmetic updating, it presents an excellent opportunity to create a beautiful, tailored home in a sought-after location. Close to local schools, amenities, transport links and a stone's throw from Vale Park and New Brighton Promenade, this is a fantastic chance to secure a spacious family home with great potential. Being sold with No Onward Chain. Council Tax Band: A. Call us today to arrange your viewing!

Entrance Hall

UPVC double glazed door, radiator, under stairs storage and laminate flooring.

Lounge

15' 2" plus bay x 10' 8" max (4.62m plus bay x 3.25m max)

UPVC double glazed bay window to front, electric fire, radiator and carpet.

Dining Room

12' 5" x 10' 7" max (3.78m x 3.23m max)

UPVC double glazed window to rear, electric fire, radiator and laminate flooring.

Kitchen

9' 10" x 9' 3" (3.00m x 2.82m)

Sink, electric oven and gas hob. Plumbing for washing machine, boiler, part tiled walls and vinyl flooring. UPVC double glazed window to rear and UPVC double glazed door to rear.

Landing

Carpet and Loft access.

Bedroom One

13' 6" into bay x 14' max (4.11m into bay x 4.27m max)

UPVC double glazed bay window to front, radiator and carpet.

Bedroom Two

7' 7" x 6' 10" (2.31m x 2.08m)

UPVC double glazed window to front, radiator and carpet.

Bedroom Three

12' 3" x 9' 2" max (3.73m x 2.79m max)

UPVC double glazed window to rear, radiator, fitted wardrobe and carpet.

Bedroom Four

9' x 6' 10" (2.74m x 2.08m)

UPVC double glazed window to rear, radiator and carpet.

Wet Room

WC, sink and electric shower. Towel radiator, tiled walls, vinyl flooring and UPVC double glazed window to rear.

Outside

Rear Courtyard

Patio courtyard and brick walls.



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Birch Grove, WALLASEY

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- End Terraced Property
- Four Bedrooms

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£110,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
WAL111239 - 0006

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Jones & Chapman is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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