



**Yardley Wood Road, Shirley Solihull B90 1JY**

**welcome to**

## **Yardley Wood Road, Shirley Solihull**

A three bedroom traditional semi-detached OFFERED CHAIN FREE in the popular residential area of Shirley. The home requires some modernisation but offers fantastic potential to be the ideal home, suitable for First Time Buyers. There are local amenities nearby including well regarded schools.

### **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.

### **Agent Note**

The Council Tax Band is C.

### **Entrance Porch**

Double glazed door to front and double glazed windows to side and a letter box.

### **Entrance Hall**

Obscure single glazed door to front. Central heating radiator and access to storage cupboard (housing the boiler & house alarm control panel).

### **Reception Room**

12' 5" excluding bay x 9' 10" ( 3.78m excluding bay x 3.00m )

Double glazed bay window feature to front. Central heating radiator.

### **Second Reception Room**

12' 7" plus door recess x 9' 10" into recess ( 3.84m plus door recess x 3.00m into recess )

Double glazed sliding door to rear. Gas fire.

### **Conservatory**

(Not measured, please ensure it meets your requirements). Double glazed sliding door to rear. Double glazed windows to side.

### **Kitchen**

9' 6" x 5' 7" ( 2.90m x 1.70m )

Double glazed window to rear and obscure double glazed door to side. A range of wall and base units with sink and drainer. Space for free standing appliances (fridge-freezer, cooker & washing machine). Tiling to splash prone areas and access to pantry (with an obscure double glazed window to side).

### **Landing**

Obscure double glazed window to side. Access to a boarded loft via a fitted folding ladder with electric light. Access to storage cupboard (housing the tank).

### **Bedroom One**

15' 1" into bay x 9' 10" ( 4.60m into bay x 3.00m )

Double glazed bay window feature to front. Central



heating radiator and fitted wardrobes.

### **Bedroom Two**

12' 6" x 9' 10" max ( 3.81m x 3.00m max )

Double glazed window to rear. Central heating radiator.



### **Bedroom Three**

9' 1" x 5' 9" ( 2.77m x 1.75m )

Double glazed window to rear. Central heating radiator.

### **Shower Room**

Obscure double glazed window to front. Low level toilet, hand wash basin with pedestal and walk in shower with wall mounted seat. Tiling to splash prone areas and central heating radiator.

### **Front Garden**

Wall to front, with hedges and bushes.

### **Rear Garden**

Patio area with a step descending to laid lawn with flower beds with an array of plants, bushes and shrubs. A shed and side gate access.

### **Garage**

15' 2" x 7' 9" ( 4.62m x 2.36m )

Up-and-over door. Security light, electric sockets and inside lighting.

### **Parking**

Off road parking for multiple vehicles.



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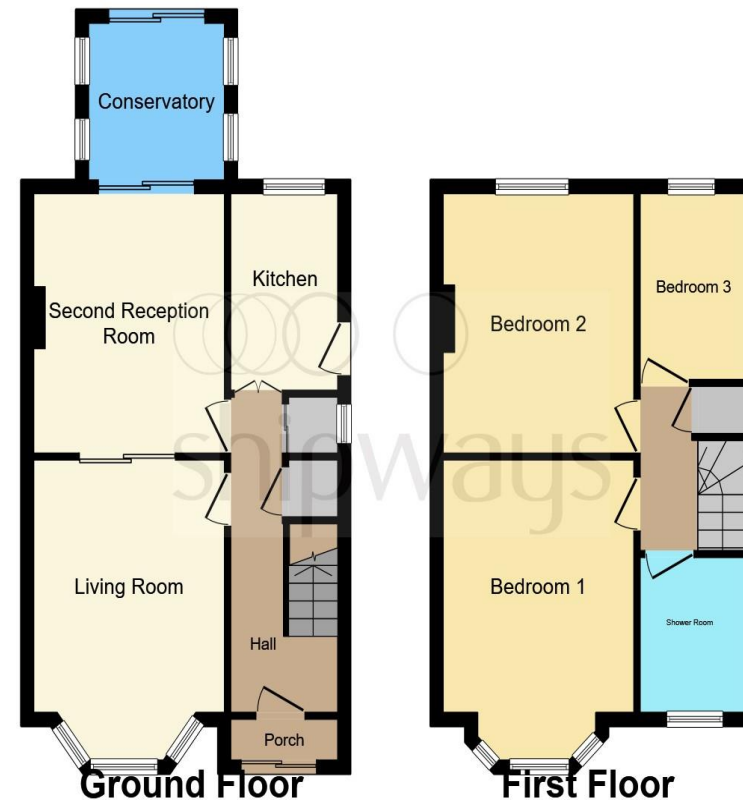
## Yardley Wood Road, Shirley Solihull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- OFFERED CHAIN FREE
- THREE BEDROOM SEMI-DETACHED

Tenure: Freehold EPC Rating: D

guide price

**£250,000**



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](http://www.focalagent.com)

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Property Ref:  
SLY111362 - 0006

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