

# 9 Bramley Road

*Birmingham, B27 6TR*









## **MODERN THREE BEDROOM SEMI DETACHED RESIDENCE**

- For Sale by Auction - T & C's Apply
- Subject To Reserve Price
- Buyer's Fee Apply
- The Modern Method of Auction
- View, Bid, Buy
- Online Bidding Available
- Priced to sell
- Fixed Timescales for Exchange and Completion
- I AM SOLD CONTACT  
Chloe 0161 3831033

### **ACCOMMODATION**

For sale by Modern Method of Auction: Starting bid price of £250,000 plus reservation fee. A modern beautifully presented three bedroom semi detached residence occupying a corner plot position within a popular location. The property offers gas central heating, double glazing and has further scope for development (STPP). The excellent family living accommodation briefly comprises; entrance hall, guest cloakroom/wc, spacious lounge, dining room, modern fitted kitchen, first floor landing, three bedrooms, family bathroom/wc, off road parking and good size rear garden. No Upward Chain. This property is for sale by The West Midlands Property Auction powered by IAM Sold Ltd.



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**ENTRANCE HALL**

**GUEST CLOAKROOM/WC**

**SPACIOUS LOUNGE**

**13' 7" x 12' 4" (4.14m x 3.76m)**

**DINING ROOM**

**10' 9" x 7' 7" (3.28m x 2.31m)**

**MODERN FITTED KITCHEN**

**10' 8" x 7' 8" (3.25m x 2.34m)**

**FIRST FLOOR LANDING**

**BEDROOM ONE**

**13' 0" x 8' 2" (3.96m x 2.49m)**

fitted wardrobes

**BEDROOM TWO**

**11' 0" max x 8' 10" (3.35m x**

**2.69m)**

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**BEDROOM THREE**

**9' 9" including stairwell x 7' 2" max**

**(2.97m x 2.18m)**

**FAMILY BATHROOM/WC**

**OFF ROAD PARKING**

**DOUBLE GATES LEADING TO**

**ENCLOSED REAR GARDEN**









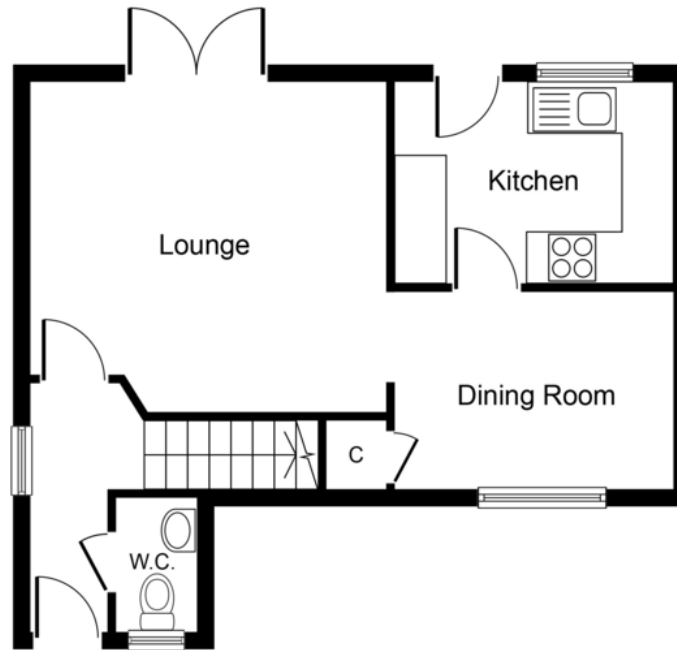




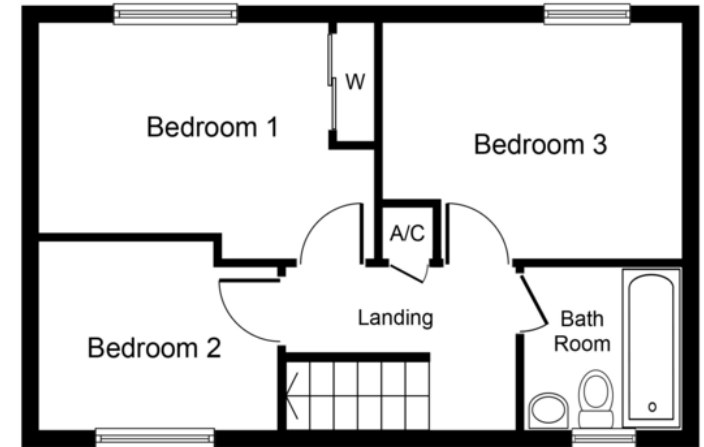
**Auction Guide Price**  
**£230,000**

**TENURE:**  
 We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

**Ruxton Independent Estate Agents & Valuers LLP**  
 6 The Square, Solihull  
 B91 3RB  
 0121 704 0100



**Ground Floor**



**First Floor**

**Approx. Gross Internal Floor Area 802 sq. ft. (74.5 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floorplan – For identification purposes only



**Important Notice:** These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			