



Over Green Drive, Birmingham





## Property Description

Burchell Edwards offer this three bedroomed end of terrace property situated in the Kingshurst area of Birmingham (B37).

Compromising of a lounge, kitchen, study/home office, three bedrooms and a family bathroom - making an ideal first time buy.

Location is key for this property as it offers easy access to both Birmingham City Centre and to Solihull Town Centre as well as being sat amongst many local amenities/shops and eateries. A popular area for school catchments.

With the additional benefits of double glazing and gas central heating throughout we would recommend that viewings are essential to gain a sense of the space and accommodation available. Please call us on 0121 749 7888 to book now.

## 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 £300 inc VAT towards the preparation cost of the pack.

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.

## Lounge

19' 9" x 19' 5" ( 6.02m x 5.92m )  
Double glazed window to front elevation, double glazed sliding patio doors to rear elevation, central heating radiator and carpet.

## Study

7' 9" x 6' 4" ( 2.36m x 1.93m )  
Double glazed window to side elevation and laminate flooring.

## Kitchen

11' x 8' 3" ( 3.35m x 2.51m )  
Double glazed window to rear and side elevation, double glazed PVC door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer, four ring gas hob and laminate flooring.

## Landing

Loft access and carpet

## Bedroom One

10' 9" x 10' 1" ( 3.28m x 3.07m )

Double glazed window to front elevation and carpet.

## Bedroom Two

10' 11" x 6' 9" ( 3.33m x 2.06m )

Double glazed window to rear elevation and carpet.

## Bedroom Three

10' 9" x 6' 4" ( 3.28m x 1.93m )

Double glazed window to rear elevation and carpet.

## Bathroom

Double glazed window to rear elevation, bath, W.C, wash hand basin and tiled walls.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

**T 0121 749 7888**  
**E [castlebromwich@burchelledwards.co.uk](mailto:castlebromwich@burchelledwards.co.uk)**

2-4 Hurst Lane  
BIRMINGHAM B34 7HR

EPC Rating: D

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/CBW209455](http://burchelledwards.co.uk/Property/CBW209455)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: CBW209455 - 0003