



Stafford House Tile Cross Road, Birmingham







## Property Description

Burchell Edwards are pleased to offer this upper floor, one bedroom flat, situated conveniently in the Tile Cross area of Birmingham (B33).

This property is ideal for first time buyers or the perfect opportunity for buy to let investors.

Sold with no upwards chain it briefly comprises an entrance hall, lounge, balcony, fitted kitchen, bathroom, separate WC, a double bedroom and rear communal gardens.

Stafford House is ideally located within close proximity to local amenities, eateries and public transport links that provide easy access into; Birmingham City Centre, Birmingham Airport and Solihull Town Centre,

We would recommend a viewing to be essential in order to appreciate the space and accommodation available.

## 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.

## Entrance Hallway

Central heating radiator, laminate flooring and storage cupboard.

## W.C

Double glazed window to front elevation, W.C, wash hand basin and tiled flooring.

## Lounge

13' 9" x 10' 6" ( 4.19m x 3.20m )  
Double glazed window to rear elevation, double glazed door to side elevation, central heating radiator and laminate flooring.

## Kitchen

10' 5" x 8' 5" ( 3.17m x 2.57m )  
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer, extractor hood, tiled to splashback areas and tiled flooring.

## Bathroom

Double glazed window to front elevation, bath with rainfall shower, wash hand basin and central heating radiator.

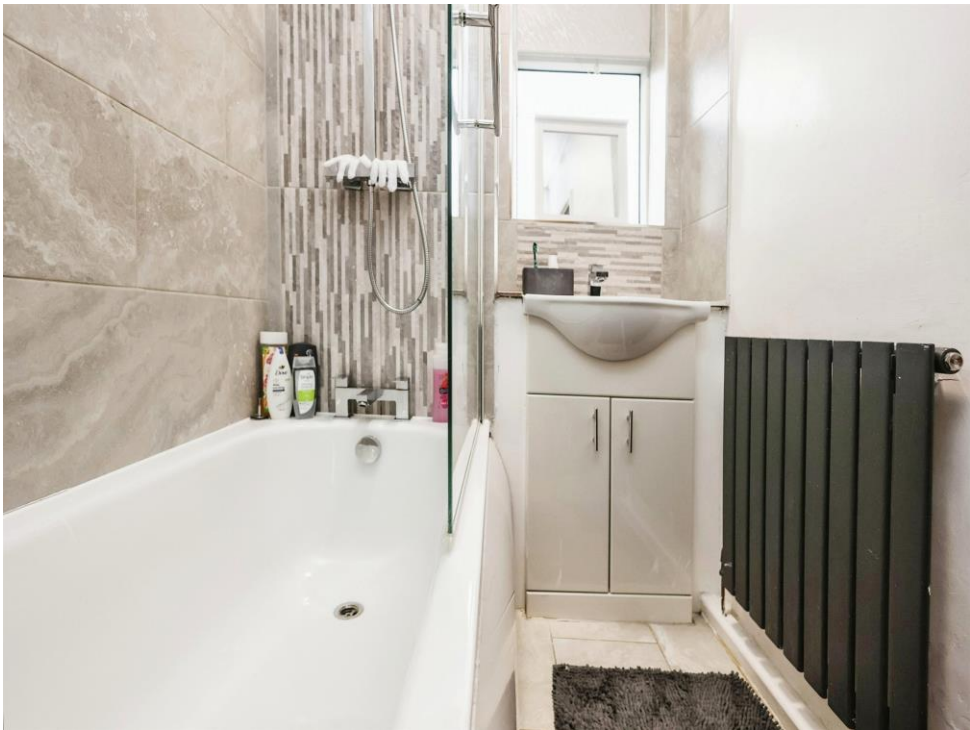
## Bedroom

12' 6" x 10' 6" ( 3.81m x 3.20m )

Double glazed windows to rear elevation, central heating radiator and laminate flooring.



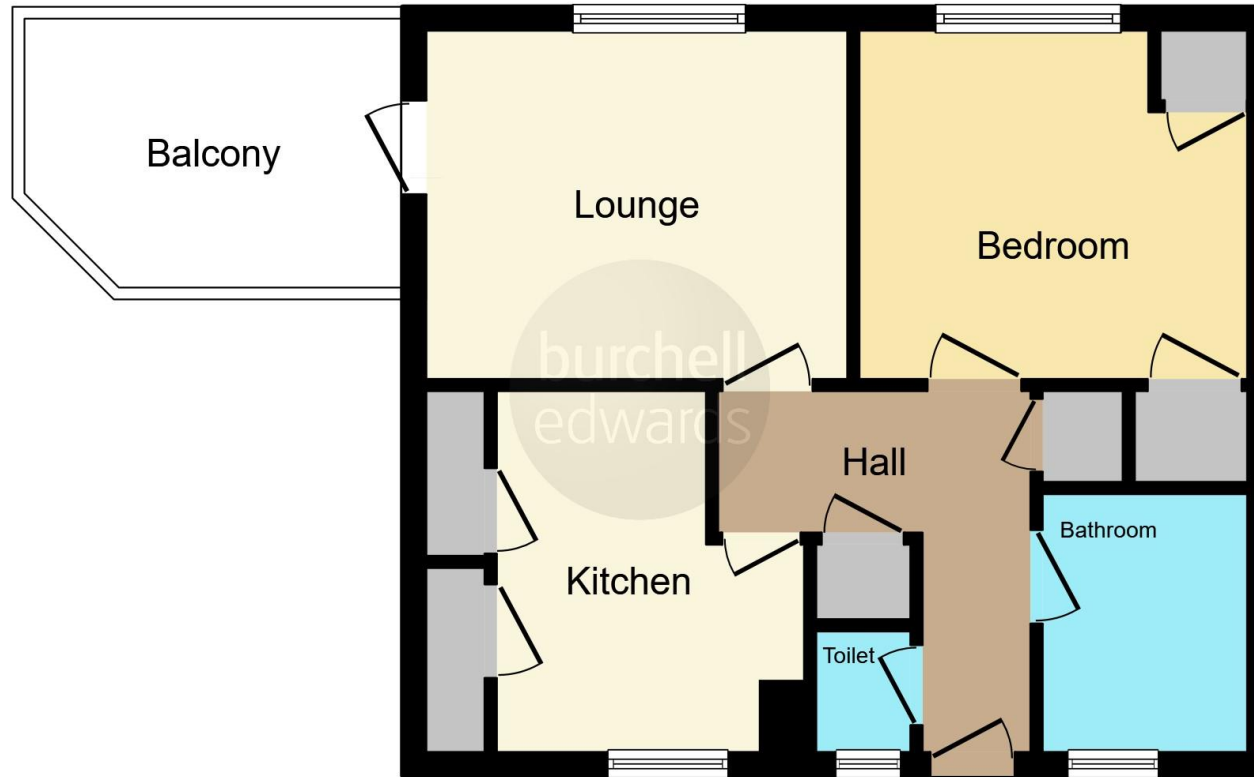












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties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

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [burchelledwards.co.uk/Property/CBW209331](http://burchelledwards.co.uk/Property/CBW209331)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 09 Jan 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

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Property Ref: CBW209331 - 0003