



Chelmar Close, Birmingham





Property Description

Burchell Edwards Castle Bromwich are pleased to offer this three bedroom end terrace situated in the Smiths Wood area of Birmingham (B36).

Making a great family home with plenty of space throughout, briefly comprising of a lounge, guest W.C, kitchen, three bedrooms and a family bathroom- sold with no upward chain and an ideal purchase of a first time buy/ investment.

Upon arrival you will discover off-road parking and a garage, as well as a low maintenance rear garden. Additional benefits include double glazing and gas central heating throughout.

Locality is key for this property as it offers easy access to local transport links as well as being sat amongst many local amenities/shops. A popular area for school catchments

Viewings are essential to gain a sense of 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.

Lounge

14' 6" x 15' 9" (4.42m x 4.80m)
Double glazed window to rear elevation and carpet.

Kitchen

14' 6" x 9' (4.42m x 2.74m)
Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker point and tiled flooring.

Landing

Storage cupboard and carpet.

Bedroom One

11' 4" x 9' 8" (3.45m x 2.95m)

Double glazed window to front elevation and carpet.

Bedroom Two

14' 9" x 9' 8" (4.50m x 2.95m)

Double glazed window to rear elevation, carpet and storage cupboard.

Bedroom Three

11' 7" x 5' 10" (3.53m x 1.78m)

Double glazed window to rear elevation and carpet.

Bathroom

Double glazed window to front elevation, wash hand basin, W.C, bath, shower, laminate flooring and tiling to walls.

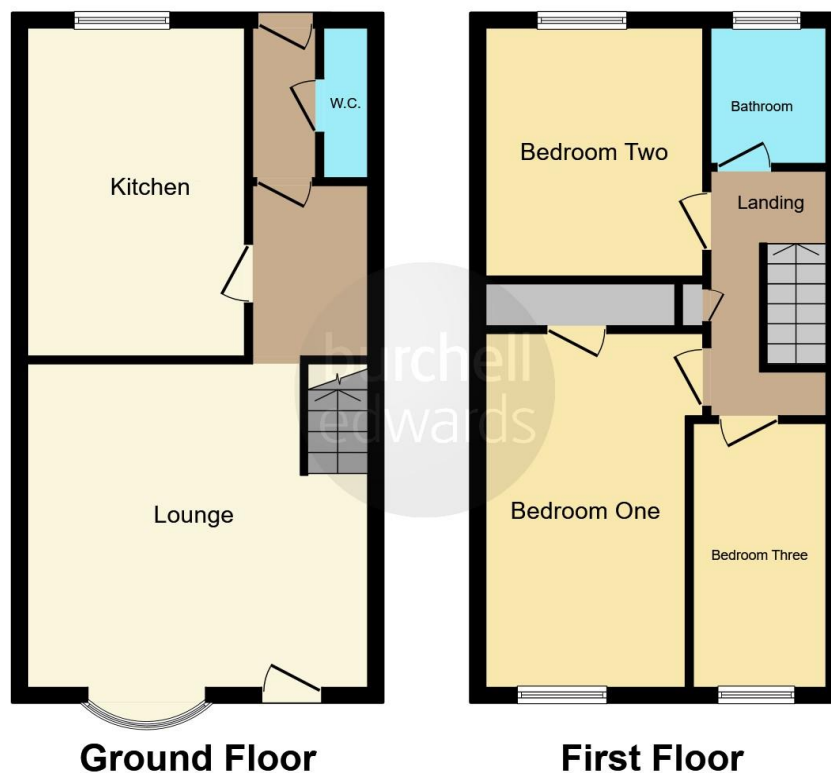
Front Garden

Block paved driveway providing off road parking.









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

To view this property please contact Burchell Edwards on

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW209516



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW209516 - 0005