



Yorklea Croft, Birmingham







## Property Description

Burchell Edwards are delighted to present this three bedroom end-terrace property situated in the Chelmsley Wood area of Birmingham (B37). The property in brief comprises an entrance porch, lounge, kitchen diner, three bedrooms and a shower room with separate W/C.

Locality is key as the property is sat amongst many local amenities/shops and within close proximity of many transport links, proving to be a very popular area for school catchments and easy access to the M6/M42 Motorway.

As this home may be in need of some modernisation but would make an ideal investment opportunity or first time buy.

We believe this property is of non-standard construction and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase. 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.

## Entrance Porch

Double glazed window to front elevation, central heating radiator and carpet.

## Entrance Hallway

Carpet.

## Lounge

19' 3" x 10' 4" ( 5.87m x 3.15m )

Double glazed windows to front and rear elevations, two central heating radiators and carpet.

## Kitchen/ Diner

19' 3" x 11' 6" ( 5.87m x 3.51m )

Double glazed windows to front and rear elevations, double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor, oven and grill, two central heating radiators and vinyl flooring.

## Landing

Carpet and cupboard housing central heating boiler.

## Bedroom One

13' 6" x 8' 1" ( 4.11m x 2.46m )

Double glazed window to front elevation, carpet and central heating radiator.

## W.C

Double glazed window to rear elevation, W.C and vinyl flooring.

## Bedroom Two

10' 7" x 9' 7" ( 3.23m x 2.92m )

Double glazed window to front elevation, central heating radiator, built in wardrobe, carpet and loft access via hatch.

## Bedroom Three

9' 4" x 7' 6" ( 2.84m x 2.29m )

Double glazed window to rear elevation, carpet and central heating radiator.

## Shower Room

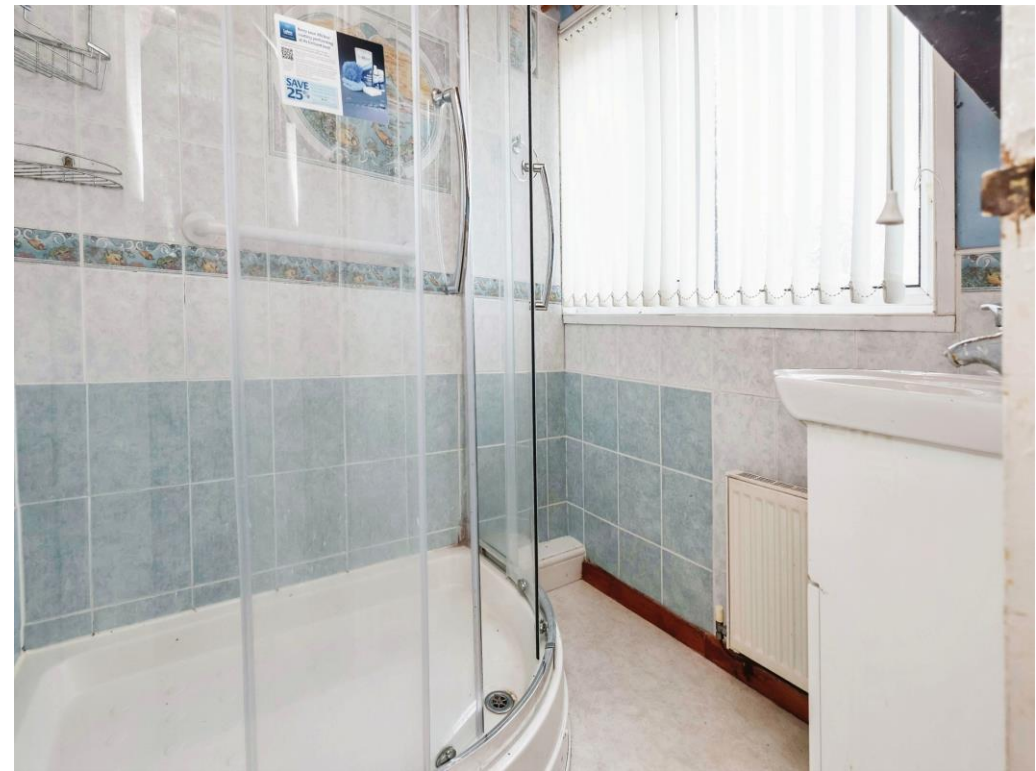
Double glazed window to rear elevation, shower cubicle, wash hand basin, extractor, central heating radiator, vinyl flooring and tiling to walls.

## Front Garden

Laid to lawn.

## Rear Garden

Brick built storage shed, patio area, stone area, outside tap and gated access to rear.



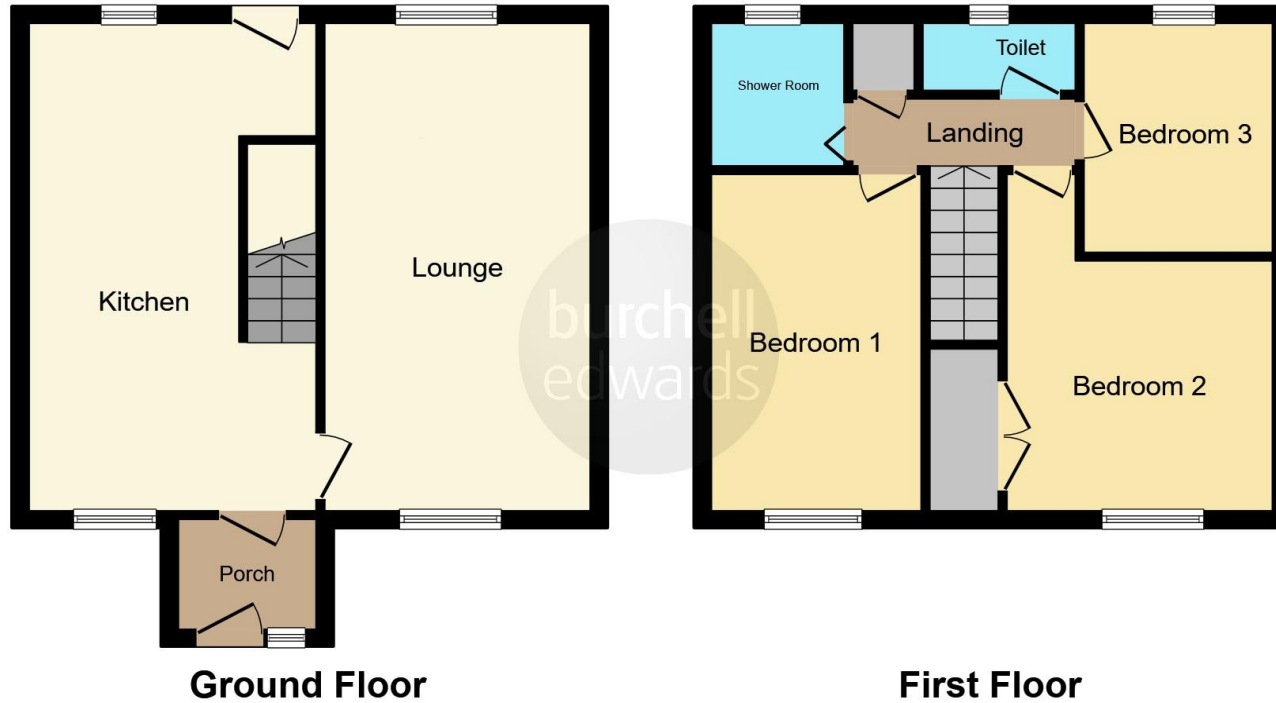












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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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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