



Rivermead Park, Birmingham







## Property Description

Burchell Edwards are delighted to offer this two bedroom detached bungalow situated in the B34 area of Birmingham.

Sit on a large corner plot with a private driveway and garage to the rear, the property in brief comprises an entrance porch, hallway, lounge, kitchen, shower room, conservatory and two bedrooms which are double in size.

The property may be in need of some modernisation and will be sold with no upward chain. There is also a private garden to the rear that wraps around the property and additional benefits also include double glazing and gas central heating throughout.

Superb locality offers an easy commute into Birmingham City Centre and is surrounded by a variety of local shops, amenities and school catchments.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

## Shower Room

Obscure double glazed window to side elevation, wash hand basin, WC, extractor fan, shower cubicle and tiled floor.

## Lounge

16' 1" x 11' 1" ( 4.90m x 3.38m )

Double glazed bay window to front elevation and central heating radiator.

## Kitchen

10' 4" x 8' 2" ( 3.15m x 2.49m )

Double glazed window to side elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer, oven and grill, four ring gas hob, tiled to splash prone areas and laminate flooring.

## Conservatory

8' 10" x 8' 9" ( 2.69m x 2.67m )

Of UPVC double glazed and brick built construction incorporating door out to the rear garden, water supply, wall light and lino flooring.

## Bedroom One

13' 1" x 9' 4" ( 3.99m x 2.84m )

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

## Bedroom Two

9' 9" x 8' 5" ( 2.97m x 2.57m )

Double glazed window to rear elevation and central heating radiator.

## Garden

Patio area, lawn, gated access and garage and parking at rear.















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

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**EPC Rating: D**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/CBW210071](http://burchelledwards.co.uk/Property/CBW210071)**



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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