



Poundley Close, Birmingham





## Property Description

Burchell Edwards are delighted to offer this beautifully presented fourbedroom detached family home, in a quiet cul-de-sac in the popular Parkfields estate in Castle Bromwich.

This property boasts a large double driveway and in brief comprises an open plan living/dining room, guest WC, large fitted kitchen & conservatory. To the first floor you will discover four double bedrooms and family bathroom.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## 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.

## Entrance Hallway

Double glazed door and window to front elevation, central heating radiator and laminate flooring.

## W.C

Double glazed window to front elevation, W.C, wash hand basin, central heating radiator and fully tiled walls.

## Lounge/ Diner

25' 8" x 11' 8" max ( 7.82m x 3.56m max )

Double glazed patio doors to conservatory, double glazed window to side elevation, two central heating radiators, laminate flooring and electric fire place.

## Kitchen

16' 7" x 9' 8" ( 5.05m x 2.95m )

Double glazed window to rear elevation, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, double electric oven, cooker hood, gas cooker, washing machine, tiling to splash prone areas, central heating boiler, central heating radiator and laminate flooring.

## Conservatory

7' 8" x 9' 1" ( 2.34m x 2.77m )

Double glazed windows to front and side elevations and laminate flooring.

## Landing

Airing cupboard and carpet.

## Bedroom One

12' 3" to wardrobes x 8' 2" ( 3.73m to wardrobes x 2.49m )

Double glazed window to front elevation, central heating radiator, laminate flooring and fitted wardrobes.

## Bedroom Two

13' 8" x 8' 7" ( 4.17m x 2.62m )

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

## Bedroom Three

8' 3" x 11' 9" ( 2.51m x 3.58m )

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

## Bedroom Four

12' 8" max into wardrobes x 8' 3" ( 3.86m max into wardrobes x 2.51m )

Double glazed window to front elevation, central heating radiator, laminate flooring and fitted wardrobes.

## Bathroom

Window to side elevation, wash hand basin with vanity storage, W.C, shower cubicle, central heating radiator, laminate flooring and loft access.

## Front Garden

Block paved driveway providing off road parking.

## Rear Garden

Block paved patio area, laid to lawn, side access to frontage, plants and shrubs.

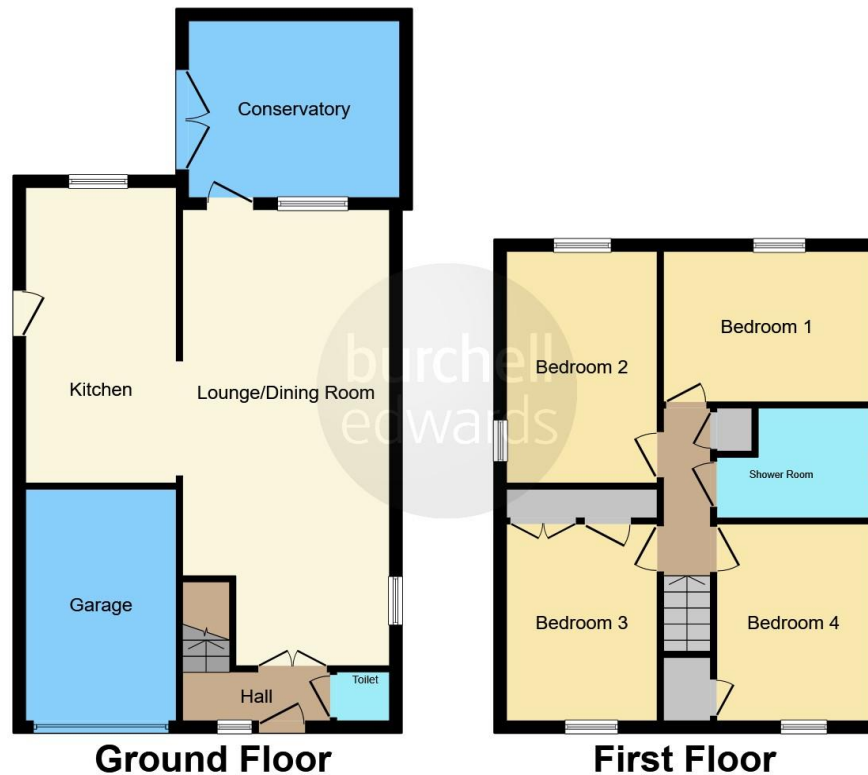












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/CBW210212](http://burchelledwards.co.uk/Property/CBW210212)**



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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