



Wingfield Close, Birmingham





## Property Description

Burchell Edwards are please to offer this no chain, three bedroom property Chelmsley wood. This property has plenty of living space with three good size bedrooms, two reception rooms, kithen and newly fitted bathroom.

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.

## 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 Porch

Door to side elevation, lino flooring and storage cupboard.

## Entrance Hallway

Door to front elevation, laminate flooring, central heating raidator and stairs to first floor accommodation.

## Lounge

12' x 13' 8" ( 3.66m x 4.17m )

Double glazed window to front elevation, laminate flooring and two central heating radiators.

## Dining Room

9' 2" x 11' 1" ( 2.79m x 3.38m )

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

## Kitchen

9' 3" x 7' 7" ( 2.82m x 2.31m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electirc oven, gas hob, space and plumbing for washing machine, tiling to splash prone areas, tiled vinyl flooring and pantry.

## Landing

Two storage cupboards and carpet.

## Bedroom One

12' 4" x 11' 1" ( 3.76m x 3.38m )

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

## Bedroom Two

9' 3" x 11' 1" ( 2.82m x 3.38m )

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

## Bedroom Three

9' 4" x 7' 8" ( 2.84m x 2.34m )

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

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower over bath, heated towel rail and lino flooring.

## Front Garden

Lawned area and pathway to frontage.

## Rear Garden

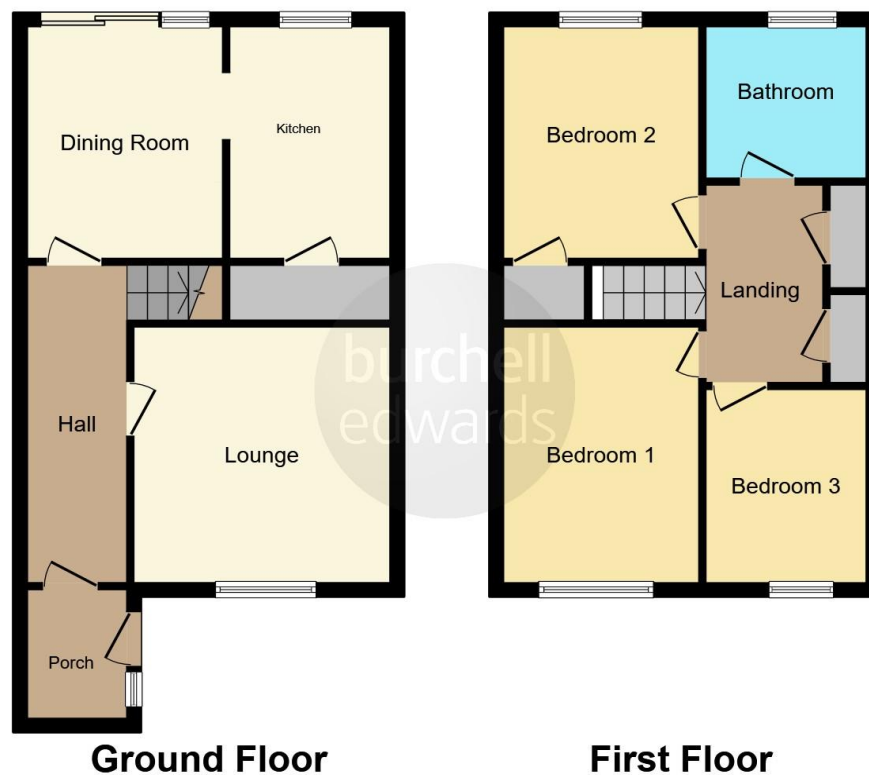
Paved area and outside tap.











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

**view this property online** [burchelledwards.co.uk/Property/CBW210302](http://burchelledwards.co.uk/Property/CBW210302)



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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