



Brownfield Road, Birmingham

burchell  
edwards





## Property Description

Burchell Edwards are delighted to offer this two bedroom semi-detached property situated in the superb location of Shard End, Birmingham (B34).

This property is the perfect chance for a first time buyer who is looking to get themselves on the property ladder and put their own stamp on or an investment.

Offered with no upward chain, the house in brief comprises a hallway, lounge diner, kitchen, utility space, two double bedrooms, a family bathroom and gardens to both the front & rear.

Sat in a fantastic location, neighbouring areas such as Castle Bromwich, Hodge Hill and Kingshurst, surrounded by many local shops and amenities with a great choice of school catchments. Commuters will be well aided by the frequent public transport links and just a short drive to Lea Hall Train Station.

Viewings are essential to gain a sense of the space and accommodation available, please call at your earliest convenience to avoid disappointment as we anticipate high viewing interest.

## 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 window to side elevation, tiled flooring, central heating radiator and cupboard housing meters.

## Lounge

21' 5" max x 11' 5" into recess ( 6.53m max x 3.48m into recess )

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

## Kitchen

9' 7" max x 8' 3" max ( 2.92m max x 2.51m max )

Double glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, four ring gas hob with extractor, integrated oven and grill, space and plumbing for washing machine, tiled flooring and tiling to splash prone areas.

## Utility Room

12' 6" x 4' 5" ( 3.81m x 1.35m )

Doors to side and front elevations, tiled flooring and storage cupboard.

## Landing

Double glazed window to side elevation, exposed floorboards, storage cupboard and loft access via hatch.

## Bedroom One

14' 3" plus cupboard x 10' 2" into recess ( 4.34m plus cupboard x 3.10m into recess )

Three double glazed windows to front elevation, exposed floorboards, central heating radiator and storage cupboard housing central heating boiler.

## Bedroom Two

11' 3" x 11' 3" plus door recess ( 3.43m x 3.43m plus door recess )

Double glazed window to rear elevation and exposed floorboards.

## Bathroom

Double glazed window to rear elevation, bath with shower over, wash hand basin, tiling to walls and exposed floorboards.

## Seperate W.C

Double glazed window to side elevation, W.C, vinyl flooring and tiling to walls.

## Front Garden

Patio area and laid to lawn.

## Rear Garden

Patio area, laid to lawn, plants and shrubs.



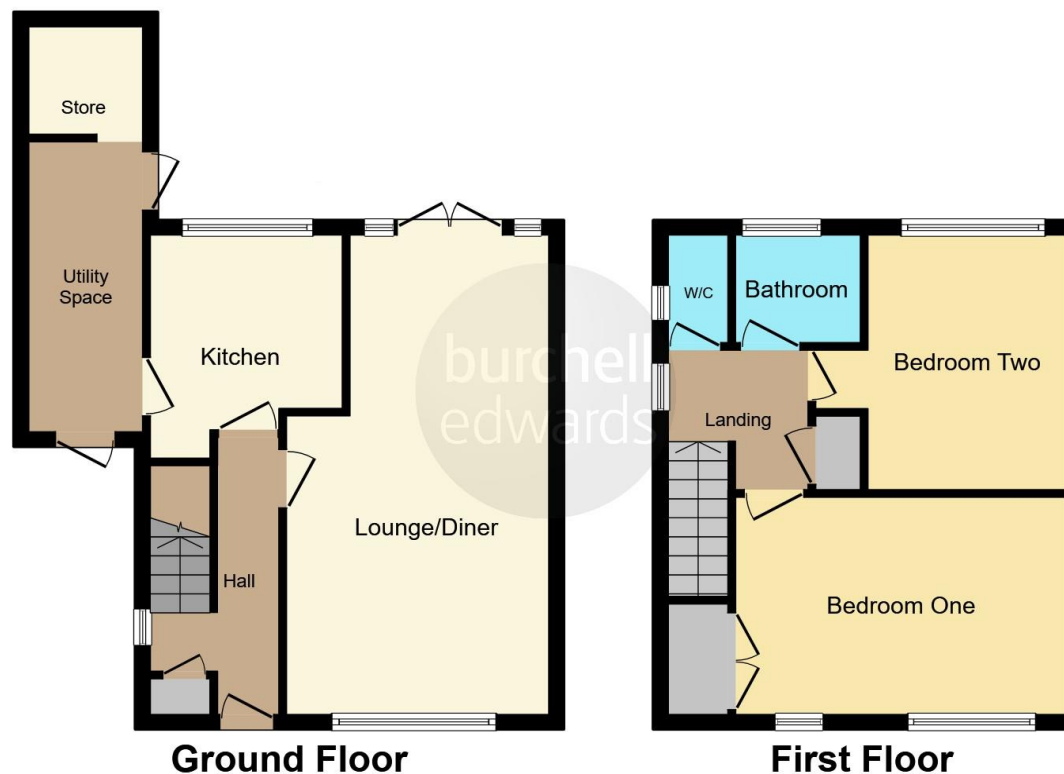












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/CBW210404](http://burchelledwards.co.uk/Property/CBW210404)**



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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