



Charlbury Avenue, Birmingham





Property Description

Burchell Edwards are delighted to present this three bedroom semi-detached property situated in the Chelmsley Wood area of Birmingham (B37).

The property in brief comprises an entrance porch, lounge, dining room, kitchen, conservatory, lean to, private rear garden, three bedrooms and a family shower room with separate WC.

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 will be sold with no upward chain, it would make an ideal investment opportunity or the perfect first time buy or the growing family.

Off-road parking can be found upon arrival by-way-of a side garage and a block paved driveway. 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 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

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

Entrance Hallway

Stairs to first floor accommodation, carpet and gas heater.

Lounge

14' 1" x 12' 8" max into recess (4.29m x 3.86m max into recess)

Double glazed window to front elevation, carpet and brick built fire place.

Dining Room

12' 3" x 7' 9" (3.73m x 2.36m)

Double glazed sliding patio doors to rear elevation and carpet.

Kitchen

9' 8" max x 8' 4" max into recess (2.95m max x 2.54m max into recess)

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

Conservatory

9' 2" max x 15' 6" max (2.79m max x 4.72m max)

Double glazed windows to all elevations, double glazed patio doors to rear elevation and tiled flooring.

Landing

Double glazed window to side elevation, carpet, airing cupboard and loft access.

Bedroom One

14' 3" x 9' 8" (4.34m x 2.95m)

Double glazed window to front elevation and carpet.

Bedroom Two

12' 3" x 9' 7" max into door recess (3.73m x 2.92m max into door recess)

Double glazed window to rear elevation and carpet.

Bedroom Three

10' 3" x 6' 8" (3.12m x 2.03m)

Double glazed window to front elevation, carpet and built in wardrobes.

W.C

Double glazed window to side elevation, W.C and laminate flooring.

Shower Room

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, heated towel rail, laminate flooring and extractor.

Front Garden

Small lanwed area and block paved driveway providing off road parking, access to garage.

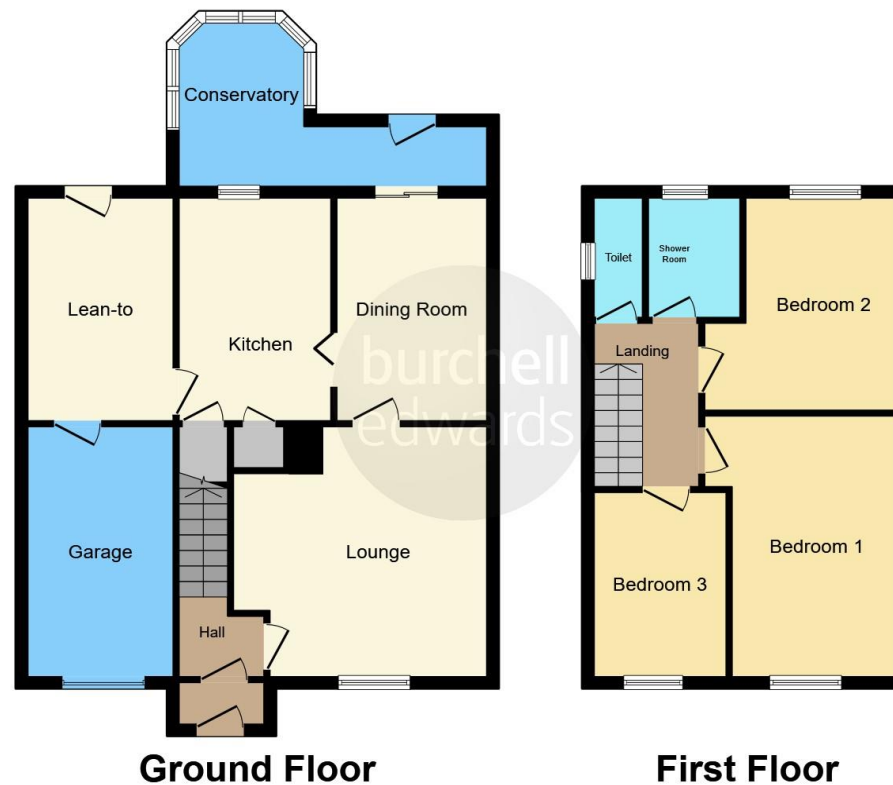
Rear Garden

Patio area, lanwed area and gated rear access.









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

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EPC Rating: E

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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