



Nineacres Drive, Birmingham





Property Description

Burchell Edwards are delighted to offer this three bedroom mid-terrace property, situated in the Chelmsley Wood area of Birmingham (B37). Sold with no upward chain, this home would make the ideal purchase for a growing family or even a first time buyer looking to get on the property ladder.

Briefly consisting an entrance porch, hallway, lounge, kitchen diner, enclosed gardens to the front ad rear, three bedrooms and a wet room with separate W.C.

Additional benefits include double glazing and gas central heating throughout. Viewings are highly recommended to appreciate the space/accommodation.

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.

Open Porch

Double glazed windows to front and side elevations, central heating radiator and cupboard housing meters.

Entrance Hallway

Carpet and stairs to first floor accommodation.

Lobby

Door to rear elevation, under stairs storage and vinyl flooring.

Lounge

19' 3" x 10' 5" (5.87m x 3.17m)
Double glazed windows to front and rear elevations, central heating radiator and carpet.

Kitchen/ Diner

19' 4" x 7' 9" (5.89m x 2.36m)
Double glazed windows to front and rear elevations, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to splash prone areas, vinyl flooring, central heating radiator, space and plumbing for washing machine.

Landing

Carpet, central heating radiator and cupboard housing central heating boiler.

Bedroom One

13' 5" max into door recess x 10' 7" (4.09m max into door recess x 3.23m)
Double glazed window to front elevation, central heating radiator, carpet, built in wardrobe and loft access via hatch.

Bedroom Two

13' 6" x 8' 8" max into recess (4.11m x 2.64m max into recess)
Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Three

9' 5" x 7' 1" (2.87m x 2.16m)
Double glazed window to rear elevation and carpet.

Wet Room

Double glazed window to rear elevation, wall mounted shower, wash hand basin, central heating radiator and tiling to walls.

Seperate W.C

Double glazed window to rear elevation, W.C, half tiled walls and vinyl flooring.

Front Garden

Laid to lawn and pathway to front door.

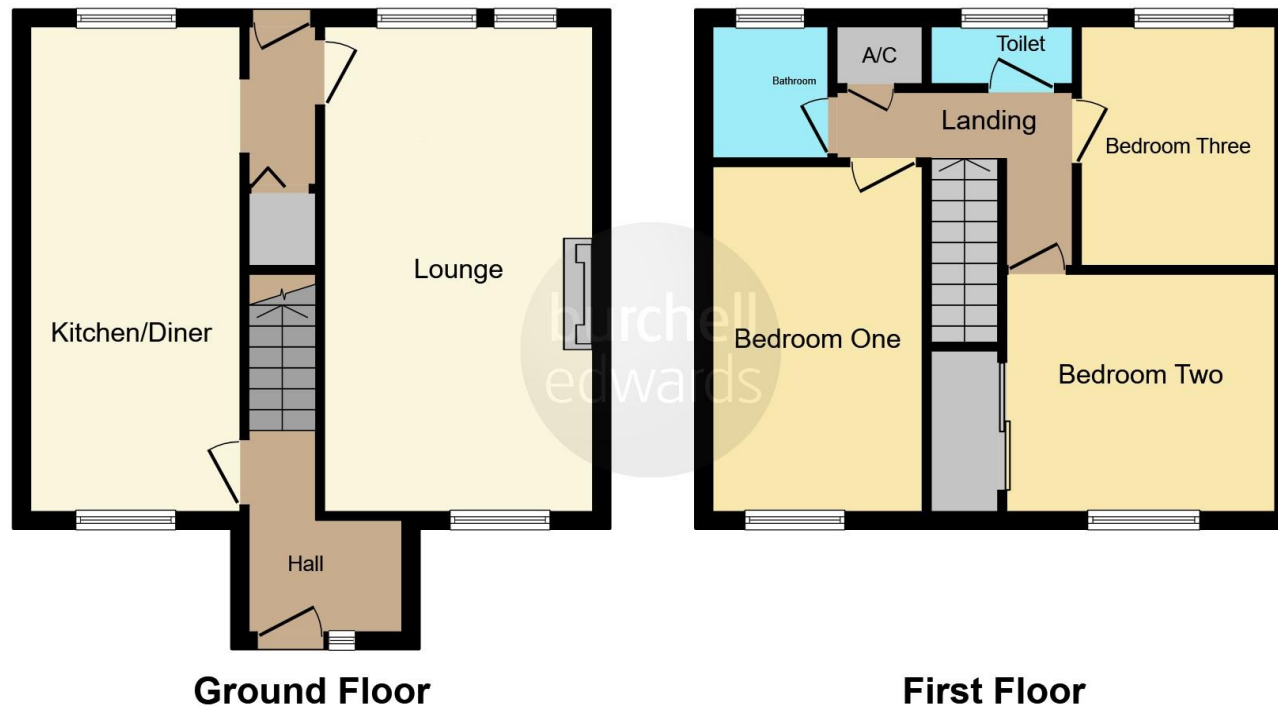
Rear Garden

Patio, brick built storage shed, outside tap, plant beds 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

To view this property please contact Burchell Edwards on

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EPC Rating: Awaiting
 Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210330



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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