



Frensham Close, BIRMINGHAM



Property Description

Burchell Edwards offer this three bedroom mid-terrace property situated conveniently in Chemsley Wood (B37). This property is the perfect opportunity for a first time buy or an investment as it will be sold with no upward chain.

In brief this property comprises an entrance hall, lounge, kitchen diner, three bedrooms and a family bathroom with a separate WC. You will also discover gardens to both the front and rear giving access to off road parking.

Ideally located within close proximity to local amenities, eateries and public transport links, as well as easy access into Birmingham City Centre, Birmingham Airport and Solihull Town Centre, Accessible via a small walkway.

We would recommend a viewing to be essential to appreciate the space and accommodation available.

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, double glazed window to side elevation, laminate flooring. Open plan to kitchen diner.

Lounge

18' 8" x 10' 9" (5.69m x 3.28m)
Double glazed windows to front and rear elevations, two central heating radiators and carpet.

Kitchen/ Diner

18' 8" max x 11' 11" max (5.69m max x 3.63m max)
Double glazed windows to front and rear elevations, double glazed door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric cooker, washing machine, central heating radiator, laminate flooring and tiling to splash prone areas.

Landing

Loft access, central heating radiator and airing cupboard housing central heating boiler.

Bedroom One

12' 3" into recess x 10' 10" (3.73m into recess x 3.30m)
Double glazed window to front elevation, central heating radiator and carpet.

Bedroom Two

12' 11" x 8' 9" (3.94m x 2.67m)
Double glazed window to front elevation, central heating radiator, carpet and storage cupboard.

Bedroom Three

8' 10" x 7' 9" (2.69m x 2.36m)
Double glazed window to rear elevation, central heating radiator and carpet.

Bathroom

Double glazed window to rear elevation, wash hand basin, bath, tiling to splash prone areas and laminate flooring.

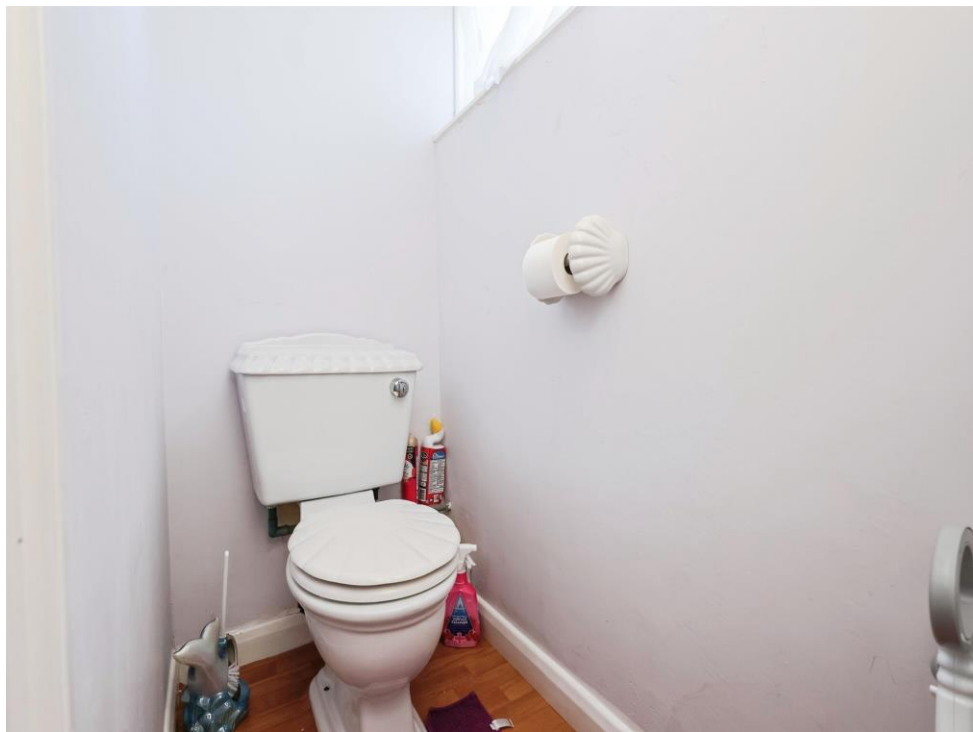
W.C

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

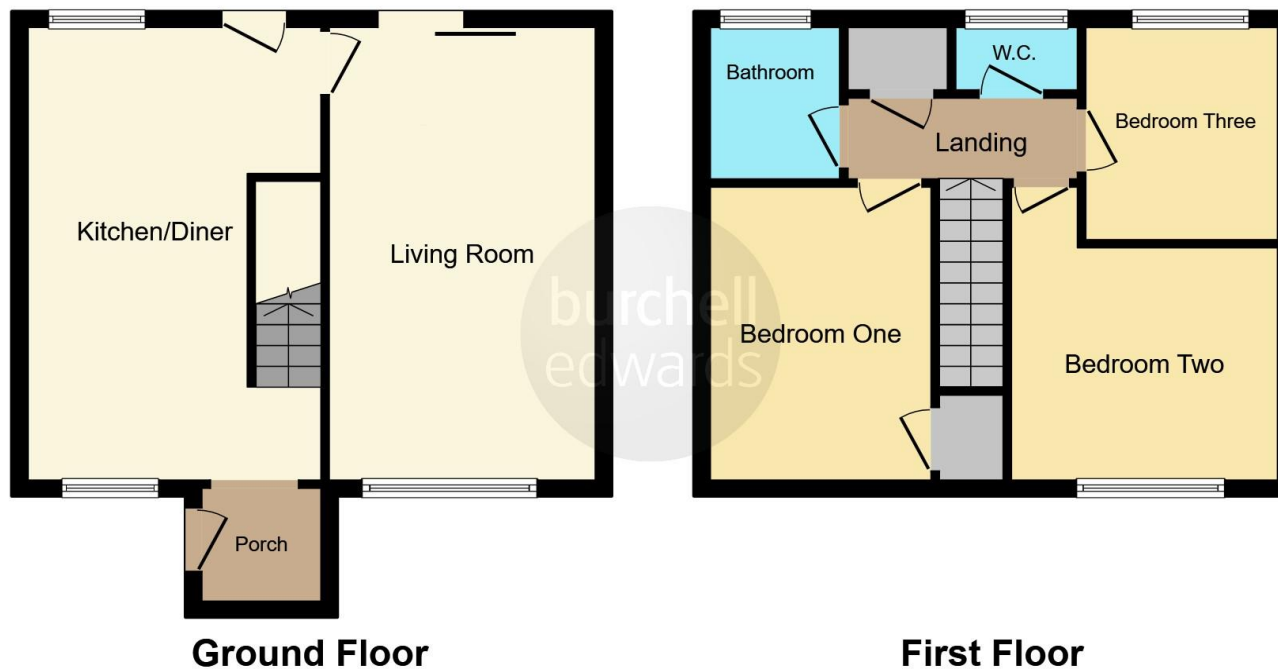
Rear Garden

Paved patio, laid to lawn, outside tap, brick built storage and access to rear leading to off road parking.









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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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210515



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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