



Rymond Road, Birmingham



Rymond Road, Birmingham, B34 6BT

for sale guide price
£250,000



Property Description

Burchell Edwards Castle Bromwich are delighted to offer this traditional three bedroom semi-detached property situated in the very popular area of Hodge Hill, Birmingham (B34).

Offered with NO UPWARD CHAIN and briefly comprising of an extended through lounge, kitchen, utility, side entry with guest WC, modern family shower room and three bedrooms (two of which are double in size).

Upon arrival you will discover the property benefits from off-road parking by-way-of a block-paved driveway. A mature private garden can also be found at the rear.

Its' location is a key factor when considering this property as it is sat amongst many local amenities/shops and within close proximity of many transport links providing an easy commute into Birmingham City Centre or other popular destinations.

The property may be in need of some modernisation but offers plenty of space and is located in popular area for school catchments, having easy access to the M6/M42 Motorways.

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.

Approach

Driveway providing off road parking.

Guest W.C

Obscure double glazed window to side elevation, low level flush WC, wash hand basin, ceiling light point and vinyl flooring.

Entrance Hallway

Stairs to first floor, under stairs storage, laminate flooring. ceiling light point and central heating radiator.

Through Lounge

36' 3" max into bay x 13' 9" max (11.05m max into bay x 4.19m max)

Double glazed bay window to front elevation, double glazed patio doors and window to rear elevation, gas fire, ceiling light point, wall light point and central heating radiator.

Kitchen

8' 8" x 8' 6" (2.64m x 2.59m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, integrated oven and grill, five ring gas hob, extractor fan, integrated dishwasher, tiling to splash prone areas and floor and ceiling light point

Utility Room

15' 6" x 6' 8" (4.72m x 2.03m)

Double glazed window to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer, plumbing for washing machine, vinyl flooring and ceiling light points.

Landing

Obscure double glazed window to side elevation, ceiling light point, loft access and doors off to:

Bedroom One

13' 5" max into bay x 10' 3" (4.09m max into bay x 3.12m)

Double glazed bay window to front elevation, fitted wardrobes, ceiling light point and central heating radiator.

Bedroom Two

12' 4" x 10' 2" max into recess (3.76m x 3.10m max into recess)

Double glazed window to rear elevation, ceiling light point, built in storage and central heating radiator.

Bedroom Three

9' 3" into recess x 9' (2.82m into recess x 2.74m)

Double glazed window to rear elevation, ceiling light point and central heating radiator.

Shower Room

Obscure double glazed window to front elevation, shower cubicle, wash hand basin, low level flush WC, vinyl flooring, ceiling light point and heated towel warmer.

Garden

Patio area, lawn, storage shed and plants and shrubs to boundaries.









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

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW210636



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: CBW210636 - 0005