



Kingshurst Way, Birmingham

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Property Description

Burchell Edwards are delighted to present this three bedroom mid-terrace property situated in the Kingshurst area of Birmingham (B37). The property in brief compromises an entrance porch, lounge, kitchen, three bedrooms and a bathroom.

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.

This would make an ideal investment opportunity or first time buy or an investment and will be sold with no upward chain.

Off-road parking can also be discovered upon arrival and there is also a private garden to the rear with gated access. Additional benefits also include double glazing and gas central heating throughout.

We recommend early viewings to be 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 all around.

Entrance Hallway

Door to front elevation, stairs to first floor accommodation and laminate flooring.

Lounge

Double glazed bay window to front elevation, double glazed window to rear elevation, two central heating radiators, laminate flooring.

Kitchen

Double glazed window and patio doors to front elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, space and plumbing for washing machine, tiling to splash prone areas, vinyl flooring, under stairs storage cupboard and two further storage cupboards.

Landing

Loft access via hatch, carpet and cupboard housing central heating boiler.

Bedroom One

Double glazed window to front elevation, central heating radiator, carpet, storage cupboard and built in wardrobe.

Bedroom Two

Double glazed window rear elevation, central heating radiator and carpet.

Bedroom Three

Double glazed window to front elevation, central heating radiator and carpet.

Bathroom

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

Front Garden

Driveway providing off road parking and raised flower beds.

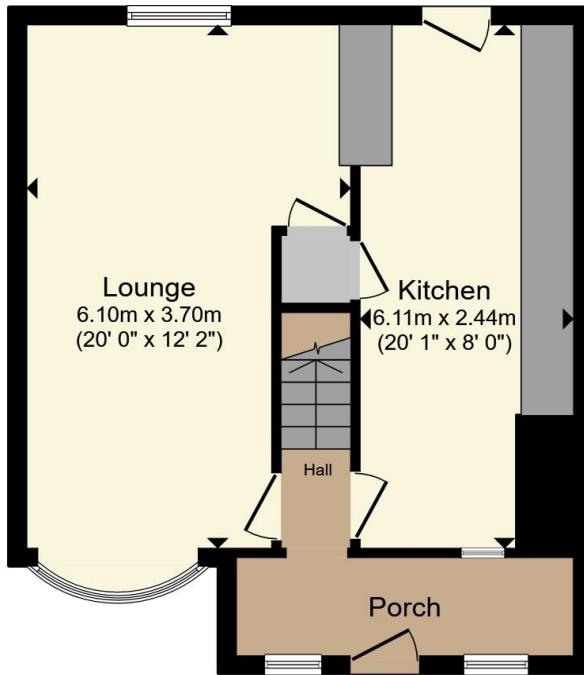
Rear Garden

Decked area, artificial lawn, gravel area, shrubs and fencing to all boundaries.

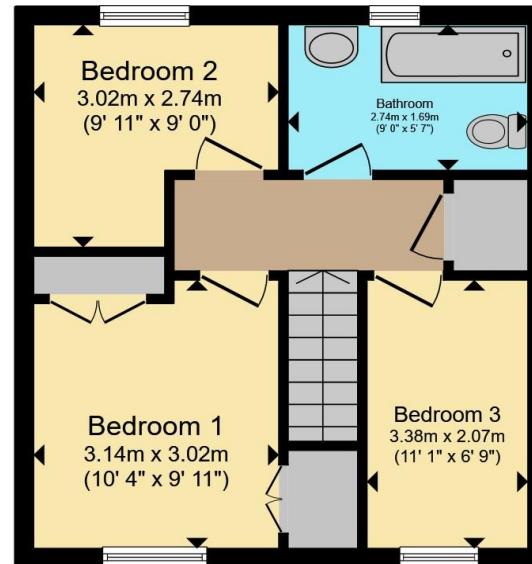








Ground Floor



First Floor

Total floor area 78.0 m² (840 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
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EPC Rating: C Council Tax
Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211023



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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