



Wilton Road, Erdington Birmingham





Property Description

OFFERED FOR SALE WITH NO UPWARD CHAIN this mid terraced house occupies a convenient central location close to Erdington town centre and it's amenities with public transport on hand including Erdington railway station being a short distance away and road network providing easy access into Birmingham City centre and motorway connections. The accommodation throughout briefly comprises: Two reception rooms, kitchen, landing, two bedrooms and bathroom. Outside to the rear is an enclosed rear garden.

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 £300 inc VAT towards the preparation cost of the pack.

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.

Lounge

11' 4" into recess x 14' 11" into bay (3.45m into recess x 4.55m into bay)
Double glazed bay window to front elevation, central heating radiator and fire place.

Dining Room

11' 4" x 11' 8" (3.45m x 3.56m)
Double glazed window and single glazed door to rear elevation and central heating radiator.

Kitchen

7' 2" x 11' 11" (2.18m x 3.63m)
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and oven, tiling to splash prone areas, space and plumbing for washing machine and central heating boiler.

Landing

Doors off to:

Bedroom One

11' 6" x 13' 10" (3.51m x 4.22m)

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

Bedroom Two

11' 5" into reverb x 8' 6" (3.48m into reverb x 2.59m)

Double glazed window to rear elevation, loft access and central heating radiator.

Bedroom Three

6' 8" x 8' 10" (2.03m x 2.69m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, shower cubicle, wash hand basin, W.C, extractor and storage cupboard.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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