



Birchdale Road, Birmingham

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Property Description

A two bedroom semi detached home in a popular rd in Erdington that is available with no upward chain and would be an ideal first home or investment buy to let! With redecoration carried out recently to improve the property internally, this could be a great property for a young family to move straight into or an investor to rent straight away! This property has many great features and includes a modern kitchen, spacious bathroom, additional downstairs toilet, large lounge, two car driveway, spacious garden and so much more! Book your viewing with Burchell Edwards today!

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.

Guest W.C

Double glazed window to rear elevation, wash hand basin, W.C and fully tiled walls.

Lounge

12' 11" max into recess x 12' 1" into bay (3.94m max into recess x 3.68m into bay)

Double glazed bay window to front elevation, central heating radiator, laminate flooring, gas fire and surround and under stairs storage cupboard with double glazed window.

Kitchen

9' 5" x 10' 3" (2.87m x 3.12m)

Double glazed door and window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric cooker, gas hob, extractor hood, space and plumbing for washing machine, central heating boiler, tiled flooring and tiling to splash prone areas.

Utility Room

5' 6" x 5' 2" (1.68m x 1.57m)

Space for fridge freezer and tiled flooring.

Conservatory

15' 3" x 3' 8" (4.65m x 1.12m)

Double glazed windows and door to rear elevation and timber framed construction.

Landing

Double glazed window to side elevation and loft access.

Bedroom One

13' 1" x 10' 9" (3.99m x 3.28m)

Irregular shaped room with two double glazed windows to front elevation, central heating radiator and over stairs storage cupboard.

Bedroom Two

12' 4" x 8' 4" (3.76m x 2.54m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, wash hand basin, W.C, shower cubicle, bath, extractor fan and tiling to splash prone areas.

Front Garden

Driveway providing off road parking for two vehicles.

Rear Garden

Laid lawn and patio with fencing 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

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EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD206447



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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