



Oliver Road, Erdington Birmingham





## Property Description

OFFERED FOR SALE WITH NO UPWARD CHAIN! Burchell Edwards are proud to bring to market this beautifully presented mid-terraced family home in a quiet and increasingly popular area of Erdington. Situated close to local amenities, schools and having both road and rail access to Birmingham. This property is an absolute must for viewing. The property consists of two large reception rooms, kitchen, downstairs family bathroom, two double bedrooms and single third bedroom. Call Burchell Edwards Erdington now to avoid missing out!

## 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.

## Entrance Porch

Door to front aspect.

## Lounge

14' 4" into bay x 10' 9" ( 4.37m into bay x 3.28m )  
Double glazed window to front aspect, central heating radiator, gas and electric meters and telephone and internet points.

## Dining Room

12' 2" x 11' 7" ( 3.71m x 3.53m )  
French doors leading to the garden, stairs leading to the first floor and sliding doors leading to:

## Kitchen

13' 3" x 6' 5" ( 4.04m x 1.96m )  
Three windows to side aspect, a range of wall and base units with solid work surfaces over, sink and drainer, extractor fan, space for appliances and central heating radiator.

## Bedroom One

11' 8" x 11' 4" ( 3.56m x 3.45m )  
UPVC double glazed window to front aspect  
and central heating radiator.

## Bedroom Two

12' 2" x 8' 6" ( 3.71m x 2.59m )  
Double glazed window to rear aspect and  
central heating radiator.

## Bedroom Three

13' x 6' 4" ( 3.96m x 1.93m )  
Double glazed window to rear aspect and  
central heating radiator.

## Bathroom

Bath with shower over, WC, hand wash basin  
and heated towel rail.

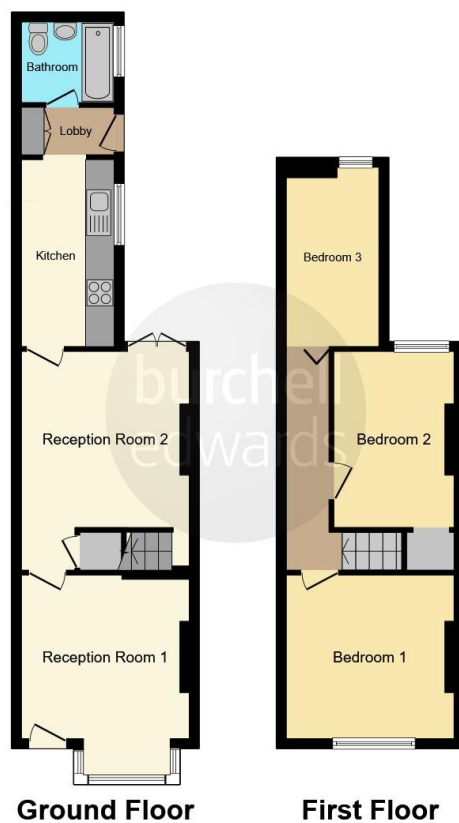
## Garden

Slabbed patio, lawn and shed.









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

**T 0121 373 6320**  
**E [erdington@burchelledwards.co.uk](mailto:erdington@burchelledwards.co.uk)**

Unit 3 Queens Court, Gravelly Hill Erdington  
BIRMINGHAM B23 6BJ

**EPC Rating: D**

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/ERD206532](http://burchelledwards.co.uk/Property/ERD206532)**



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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Property Ref: ERD206532 - 0004