



Brantley Road, BIRMINGHAM





Property Description

PERFECT OPPORTUNITY FOR BUY TO LET INVESTORS AND FIRST TIME BUYERS! This mid terraced home features two reception rooms, three bedrooms a kitchen and a garden full of potential.

Requiring slight modernisation throughout this property is an excellent opportunity for those looking to add value.

Properties rarely come available in this location and it's even rarer to find them at this price so call Burchell Edwards Erdington at your earliest convenience to make sure you don't miss 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 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.

Porch

UPVC Entrance porch with timber door to lounge

Lounge

11' 4" into bay x 10' 5" (3.45m into bay x 3.17m)
Double glazed bay window to front elevation, central heating radiator and laminate flooring

Dining Room

11' 2" x 10' 4" (3.40m x 3.15m)
Double glazed window to rear elevation, central heating radiator, laminate flooring and stairs to first

Kitchen

10' 5" x 6' 4" (3.17m x 1.93m)
Wall and base units, double glazed window to side elevation, UPVC door to side, laminate flooring and door leading to shower room

Shower Room

W/C , Wash hand basin, Shower cubicle, Central heating radiator

Bedroom One

10' 8" x 10' 4" (3.25m x 3.15m)

Double glazed window to front elevation, central heating radiator and vinyl flooring

Bedroom Two

12' 1" x 10' 4" (3.68m x 3.15m)

Carpeted, central heating radiator, double glazed window to rear elevation and door leading to bedroom three

Bedroom Three

10' 4" x 6' 1" (3.15m x 1.85m)

Double glazed window to rear elevation, central heating radiator and carpeted

Rear Garden

Fence boundary, Patio out from kitchen and astro turf to rear

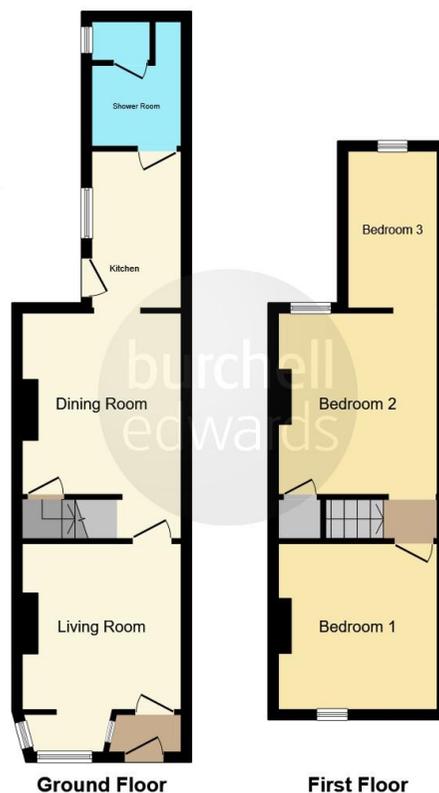
Porch

UPVC Entrance porch with timber door to lounge









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: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD207036



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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