



Ripley Grove, BIRMINGHAM

burchell
edwards



Property Description

A well presented three bedroom family home that would be an family home or an ideal investment buy to let! The accommodation comprises entrance porch ,lounge/diner, fitted kitchen, family bathroom, three bedrooms , To the rear there is a very large rear garden, great amenities, commuter routes on your door step and many other fantastic benefits, this could be the ideal property for you!!

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 Hall

Double glazed door to front and ceiling light point.

Lounge

16' 7" x 13' 10" (5.05m x 4.22m)

Double glazed window to front, ceiling light point and radiator.

Kitchen

10' 11" x 9' 4" (3.33m x 2.84m)

Double glazed window to rear, wall and base units with work surfaces over, integrated, cooker, hob, sink/drainer, microwave, fridge and freezer, plumbing for washing machine, pantry, central heating boiler, ceiling light point and door to conservatory.

Conservatory

12' 9" x 9' 1" (3.89m x 2.77m)

UPVC construction and lights.

Bathroom

Double glazed window to rear, shower cubicle, wash hand basin, low level WC, part tiling to walls, ceiling light point and heated towel radiator.

Bedroom One

17' 2" x 10' 10" (5.23m x 3.30m)

Double glazed window to rear, built in wardrobes, wall light, ceiling light point and radiator.

Bedroom Two

12' 10" x 8' 1" (3.91m x 2.46m)

Double glazed window to rear, ceiling light point and radiator.

Bedroom Three

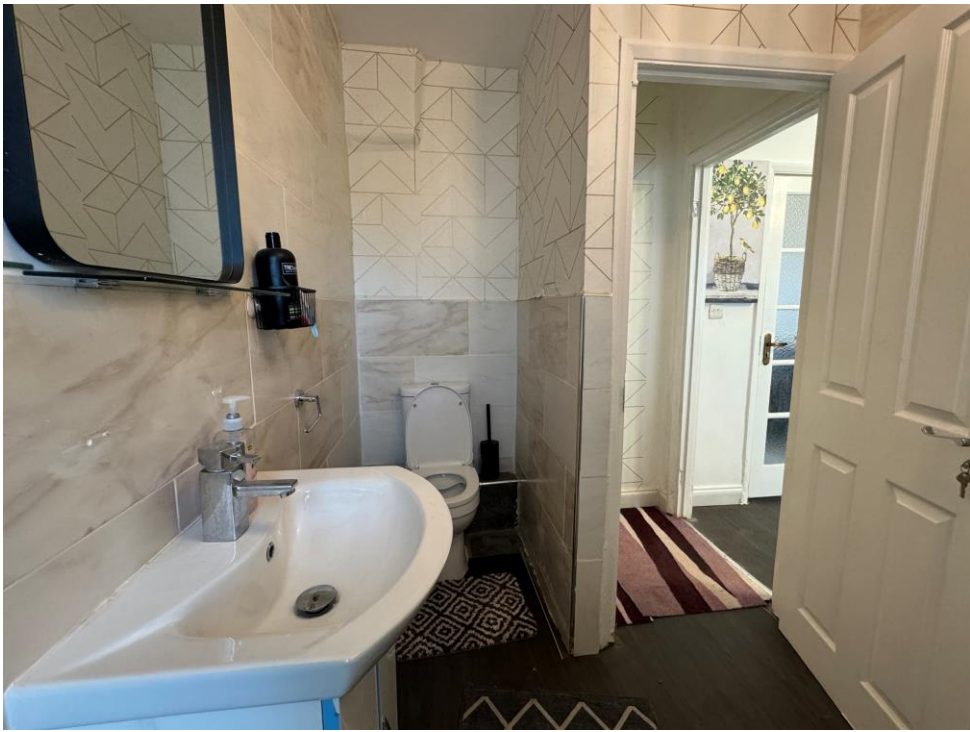
9' 6" x 7' 9" (2.90m x 2.36m)

Double glazed window to rear, ceiling light point and radiator.

Rear Garden

Mainly laid to lawn, side access and fenced surround.

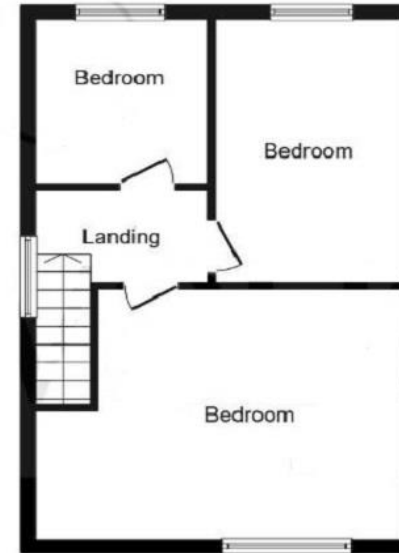








Ground Floor



First Floor

To view this property please contact Burchell Edwards on

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 BIRMINGHAM B23 6BJ

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD207160



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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