



Silver Birch Road, Erdington, Birmingham



Silver Birch Road, Erdington, Birmingham, B24 0AR

for sale guide price
£500,000



Property Description

SOLD BY MODERN METHOD OF AUCTION

Occupying a generous plot in a popular residential area, this substantial five-bedroom semi-detached home offers versatile accommodation ideal for families, investors, or those seeking multi-generational living. With two spacious lounges positioned to the front and rear, the layout provides clear separation between living and entertaining areas. The fitted kitchen is well-proportioned, enjoying garden views and direct access to the rear.

Upstairs, five well-sized bedrooms are complemented by a wet room, separate WC, and a further bathroom on the ground floor-making the home highly functional. Several bedrooms feature integrated wash basins, enhancing flexibility for shared or assisted living. A lift is also installed between floors, adding accessibility for those who need it.

Original architectural features such as bay windows, high ceilings, and traditional woodwork remain throughout, adding character and charm. Externally, the property benefits from a large front driveway and a deep, mature rear garden-offering plenty of outdoor space and further potential. Solar panels are installed to the rear roof for added efficiency.

Set in Erdington, the home is well-located for schools, shops, and major transport links including Gravelly Hill Station, M6, and A38.

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.

Front Lounge

16' 5" x 13' 1" (5.00m x 3.99m)

Positioned at the front of the property, this spacious main reception room features a walk-in bay window providing excellent natural light. Ideal for use as a formal lounge or family living area.

Rear Lounge

13' 11" x 12' 10" (4.24m x 3.91m)

Accessed from the hall with a door through to the kitchen, this versatile second reception room is suited for dining, relaxing, or entertaining. French doors to the rear offer garden access and bright rear-facing light

Kitchen

13' 11" x 12' 10" (4.24m x 3.91m)

A large kitchen with dual access to the lounge and hallway, featuring extensive workspace potential and external access to the garden. Perfect for buyers seeking a spacious kitchen-diner setup

Bathroom

Located to the side on the ground floor, this main bathroom includes bath, wash basin, and W.C., ideal for family use or guest convenience.

Bedroom One

.16' 9" x 13' 10" (5.11m x 4.22m)

A substantial master bedroom situated to the front with bay window, offering exceptional floorspace for freestanding wardrobes and a king-sized bed. Bright and airy with classic proportions

Bedroom Two

14' 4" x 13' 6" (4.37m x 4.11m)

Bedroom Three

10' x 13' 9" (3.05m x 4.19m)

A bright double room with bay window to the front elevation, offering ideal proportions for a teenager's bedroom, study, or secondary guest room.

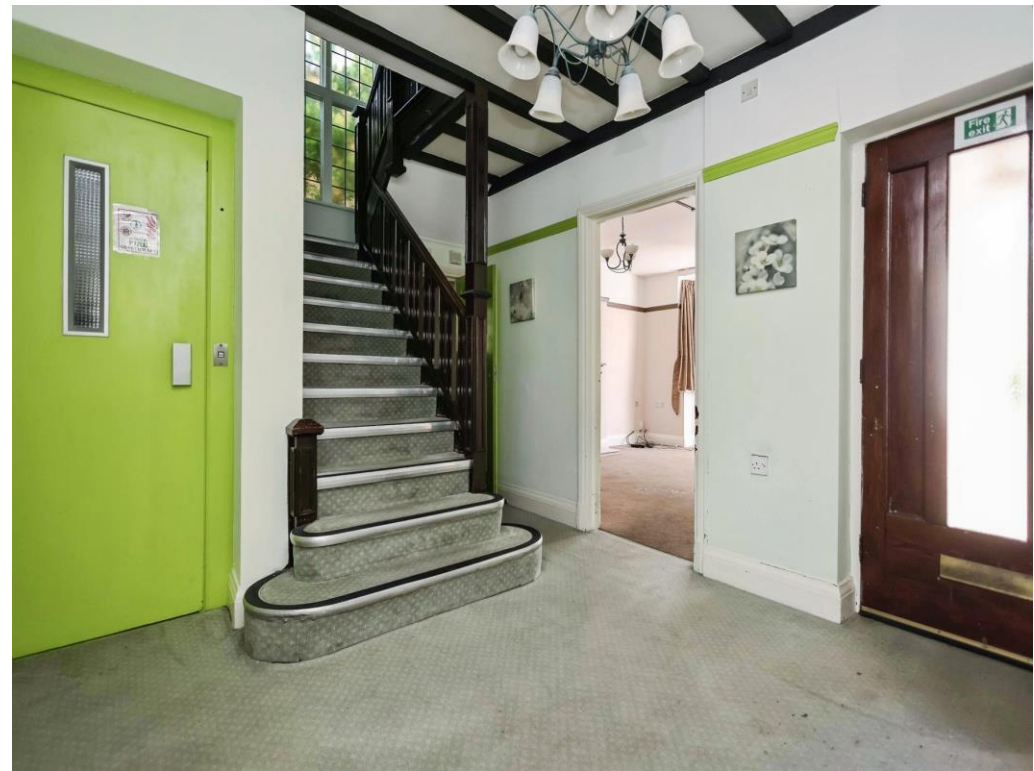
Bedroom Four

12' 8" x 11' 9" (3.86m x 3.58m)

Set at the rear of the property, this fourth double bedroom includes access to the upstairs toilet. Excellent for flexible use such as an office or children's room.

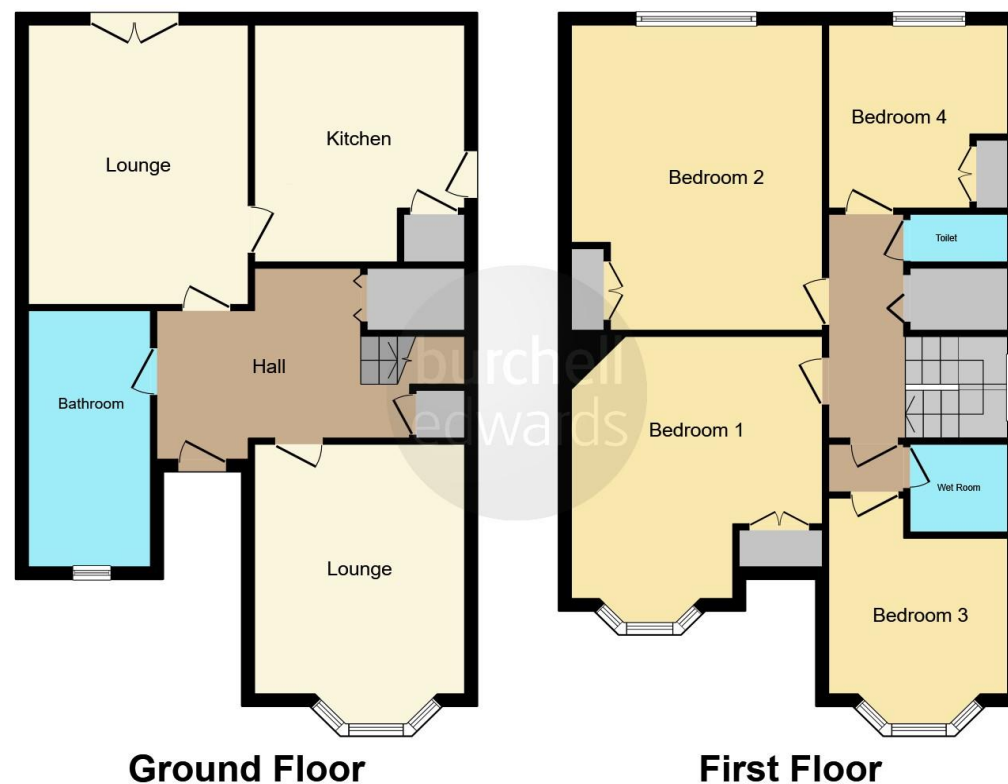
Wet Room

Modern wet room layout positioned next to Bedroom 3 and adjacent to the upper hallway. Features shower, basin, and non-slip floor.









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

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EPC Rating: Awaited
 Council Tax Band: E

Tenure: Freehold

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