

for sale

guide price **£190,000** Freehold

Horrell Road Birmingham B26 2PD

This THREE BEDROOM property is ready for someone to put there own stamp onto. The SEMI DETACHED property is ideal for a growing family and is near to LOCAL SCHOOLS, Sheldon Country Park, Sheldon shopping centre & Transport links. Call NOW to view on 0121 742 1725.

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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

Double glazed door and window to front elevation.

Lounge Area

17' 1" x 16' 5" (5.21m x 5.00m)

Through L shaped lounge. Double glazed bay window to front elevation, two central heating radiators, electric fire and understairs storage.

Dining Area

8' 10" x 8' 10" (2.69m x 2.69m)

Kitchen

10' 2" x 7' 3" (3.10m x 2.21m)

Single glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit and part tiled walls.

Conservatory

16' 5" x 8' 2" (5.00m x 2.49m)

Double glazed french doors to rear elevation.



Bedroom One

12' 10" x 9' 10" (3.91m x 3.00m)

Double glazed window to rear elevation, fitted wardrobes and central heating radiator.

Bedroom Two

13' 1" x 9' 10" (3.99m x 3.00m)

Double glazed bay window to front elevation and central heating radiator.

Bedroom Three

8' 6" x 6' 3" (2.59m x 1.91m)

Double glazed window to front elevation.

Bathroom

Double glazed window to rear elevation, shower cubicle, wash hand basin and W.C.







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

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Property Ref: SHL210026 - 0002

Tenure: Freehold

EPC Rating: E

view this property online burchelledwards.co.uk/Property/SHL210026

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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