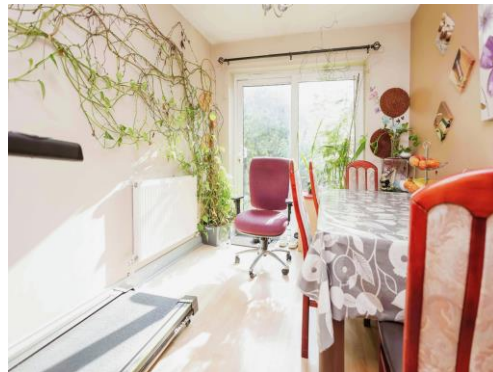




Kew Gardens, Birmingham





## Property Description

Look no further this IS the house for you. Situated on a pleasant cul-de-sac, the property is in a great location close to local schools, shops and main road and bus routes. Presented to a high standard, the property is ready to move into and has family appeal. To view call the sales team today.

## 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.

## Approach

Block paved drive providing off road parking, mainly laid to lawn fore garden, shrubbed boundaries and an obscure double glazed and leaded door into:

## Entrance Hallway

Double glazed window to side elevation, a central heating radiator, stairs rising to first floor landing and doors to wc and lounge.

## Lounge

13' 2" max x 9' 6" max ( 4.01m max x 2.90m max )  
Double glazed window to front elevation, feature pebble effect gas fire with timber surround and marble hearth, laminate flooring, television and telephone point, a central heating radiator and opening to:

## Dining Room

11' x 7' 11" ( 3.35m x 2.41m )  
A central heating radiator, laminate flooring and a upvc double glazed patio door to rear elevation.

## Kitchen

11' x 7' 7" ( 3.35m x 2.31m )  
A range of wall and base units with complimentary roll edge work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer, space for a cooker, extractor hood, plumbing and space for a washing machine, upvc double glazed window to rear elevation, ceramic wall tiling, laminate flooring, mounted boiler, under stairs storage cupboard and a double glazed door to side elevation.

## W.C

5' 9" max x 2' 11" max ( 1.75m max x 0.89m max )  
Obscure upvc double glazed window to front elevation, a central heating radiator, splash back tiling, wash hand basin and a close couple dual flush WC.

## Landing

Double glazed window to side elevation, airing cupboard, loft access and doors off to all bedrooms and bathroom.

## Bedroom One

11' 8" x 9' ( 3.56m x 2.74m )  
Double glazed window to rear elevation, a central heating radiator, aerial point, telephone point and built in wardrobes.

## Bedroom Two

12' 2" x 9' 11" ( 3.71m x 3.02m )  
Double glazed window front elevation, a central heating radiator and laminate flooring.

## Bedroom Three

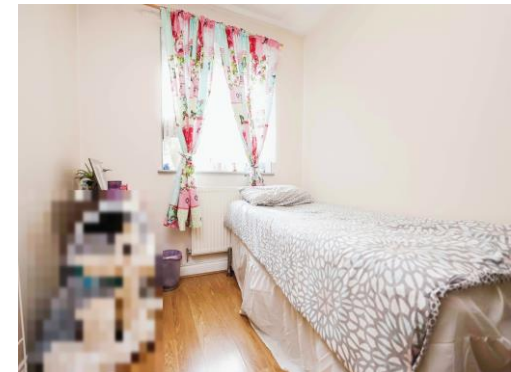
9' 3" x 7' 8" ( 2.82m x 2.34m )  
Double glazed window to rear elevation, a central heating radiator and laminate flooring.

## Bathroom

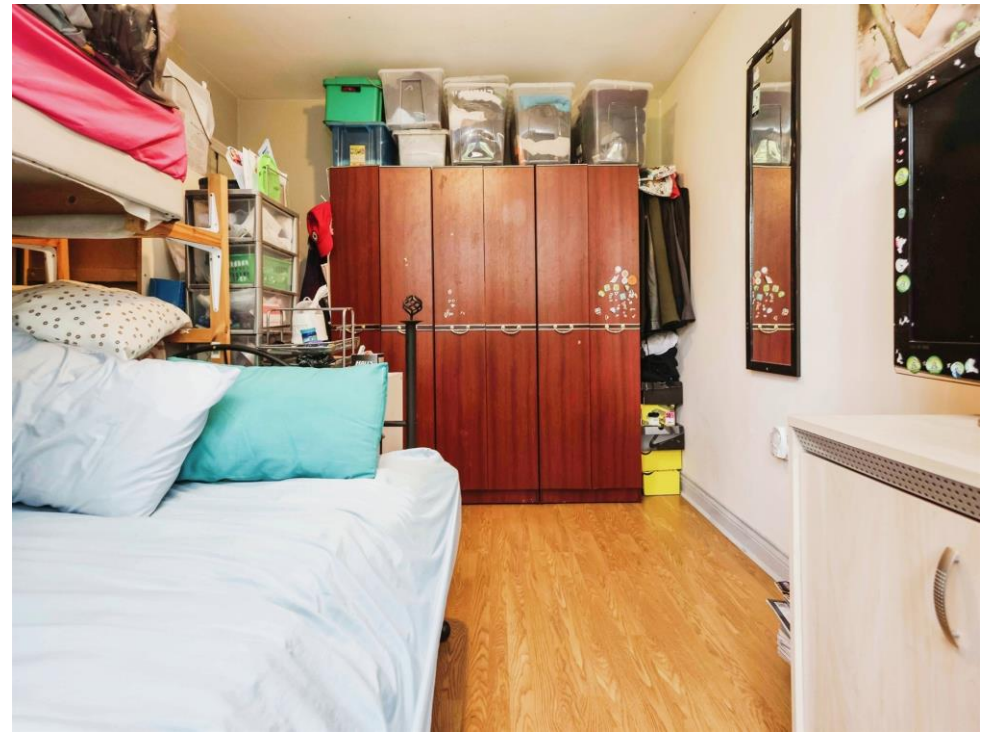
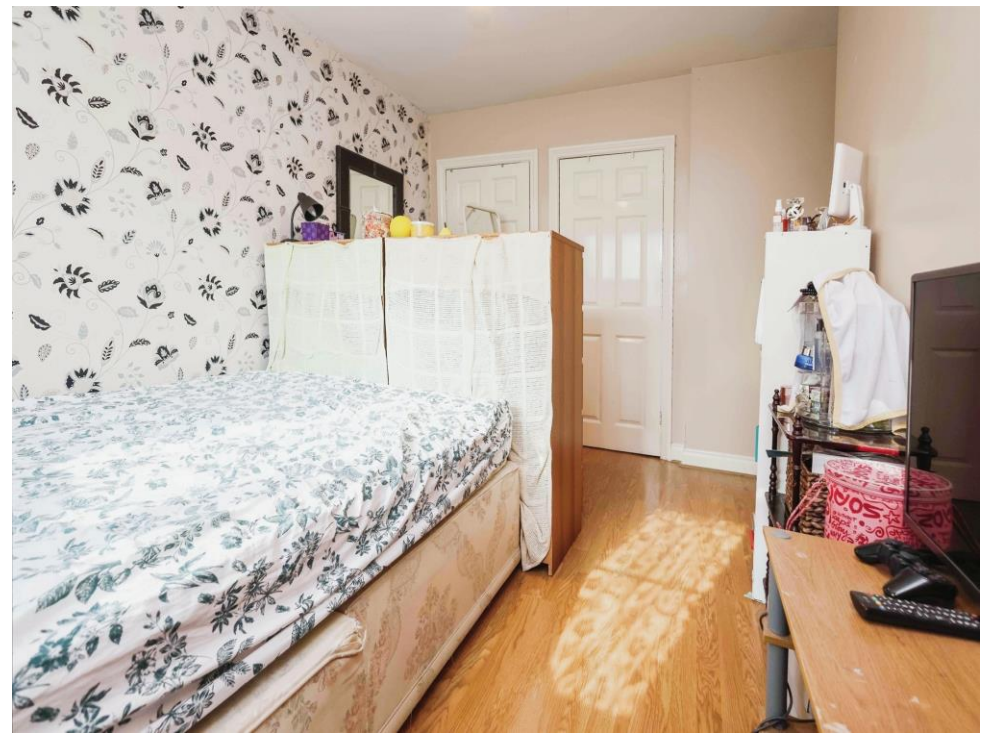
Double glazed window front elevation, panel bath with electric shower, pedestal wash hand basin, close coupled dual flush wc, upvc double glazed window to front elevation, a central heating radiator, partial ceramic wall tiling and an airing cupboard.

## Garden

Side gated access, patio mainly laid to lawn and fenced boundaries.















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](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 742 1725**  
**E [sheldon@burchelledwards.co.uk](mailto:sheldon@burchelledwards.co.uk)**

2208 Coventry Road Sheldon  
 BIRMINGHAM B26 3JH

**EPC Rating: C**

**Tenure: Freehold**

**view this property online [burchelledwards.co.uk/Property/SHL210651](http://burchelledwards.co.uk/Property/SHL210651)**



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

**Property Ref: SHL210651 - 0002**