



Carnford Road, BIRMINGHAM

burchell  
edwards



# Carnford Road, BIRMINGHAM, B26 3AE

for sale guide price  
**£175,000**



## Property Description

This is a lovely THREE BEDROOM semi-detached property. Situated in the perfect location for transport routes in to BIRMINGHAM CITY CENTRE, close to local shops and amenities this is a great FIRST TIME BUY or BUY TO LET! Call now on 0121 742 1725!!!

## 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 Hallway

Central heating radiator, storage and stairs to first floor accommodation.

## Lounge

15' 11" x 12' 7" ( 4.85m x 3.84m )  
Double glazed bay window to front elevation, central heating radiator and gas fire place.

## Dining Room

9' 6" x 8' 6" ( 2.90m x 2.59m )  
Double glazed windows to rear and side elevations, central heating radiator.

## Kitchen

12' 3" x 8' 5" ( 3.73m x 2.57m )  
Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space for appliances, tiling to walls, extractor hood.

## Landing

Double glazed window to side elevation and loft access.

## Bedroom One

11' 2" to wardrobe x 12' 1" max ( 3.40m to wardrobe x 3.68m max )

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

## Bedroom Two

13' 2" x 8' 5" ( 4.01m x 2.57m )

Double glazed window to rear elevation and central heating radiator.

## Bedroom Three

9' 1" x 8' 8" ( 2.77m x 2.64m )

Double glazed window to front elevation and central heating radiator.

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath, central heating radiator and tiling to walls.

## Rear Garden

Slabbed patio, lanwed area, outside W.C, teo storage sheds, side access to frontage, access to rear.

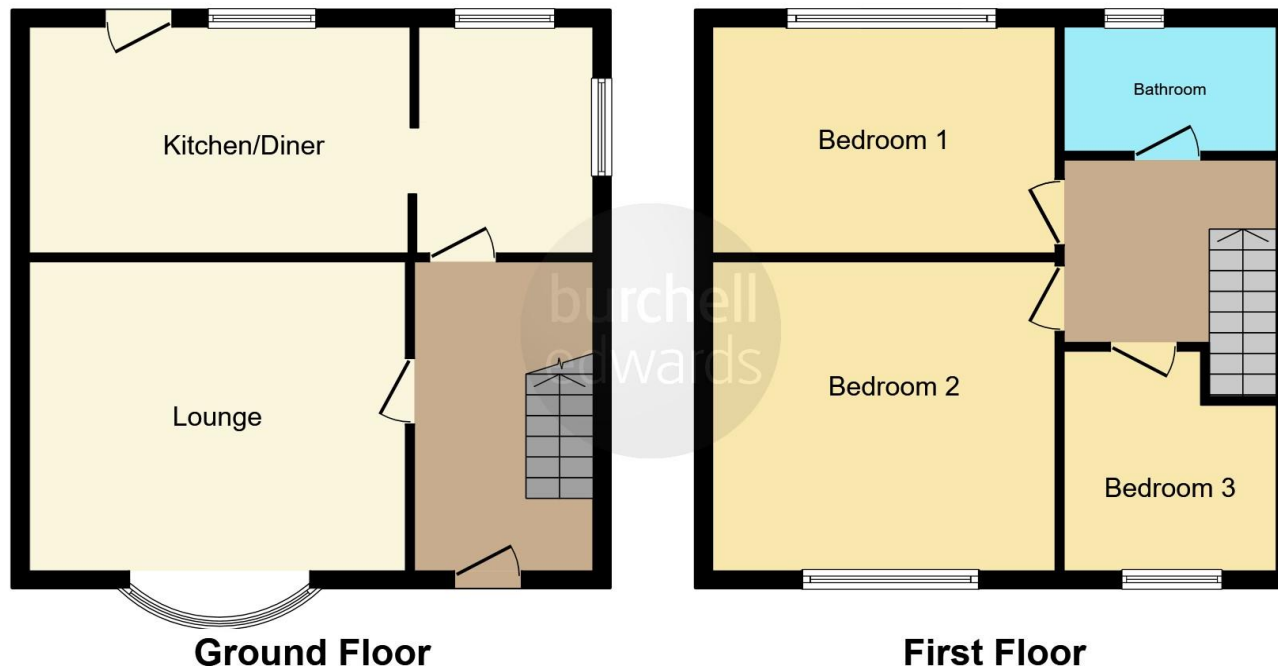












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/SHL210958](http://burchelledwards.co.uk/Property/SHL210958)**



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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Property Ref: SHL210958 - 0004