



Cranes Park Road, Birmingham

Cranes Park Road, Birmingham, B26 3SS

for sale guide price
£95,000



Property Description

FIRST TIME BUYERS & BUY TO LET! This ground floor TWO BEDROOM maisonette is just ready to move into!!! In a great location as part of a Cul De Sac and near to the SHELDON COUNTRY PARK and you will not be disappointed! CALL NOW 01217421725

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

Paved pathway leading to double glazed door into entrance porch.

Entrance Porch

Double glazed window to side elevation, double glazed window to rear elevation and door into entrance hallway.

Entrance Hallway

central heating radiator, airing cupboard and all doors off.

Lounge

12' 2" max x 15' 6" (3.71m max x 4.72m)
Double glazed sliding patio doors to rear elevation, fire surround, two central heating radiators.

Kitchen

7' 6" x 8' 7" (2.29m x 2.62m)
Double glazed window to rear elevation, a range of wall and base units with roll top work surface over incorporating a sink with drainer unit, space and connections for gas cooker, space and plumbing for washing machine, space for appliances, central heating boiler, tiling to splash prone areas.

Bedroom One

10' plus door recess x 13' 11" (3.05m plus door recess x 4.24m)
Double glazed window to front elevation,
central heating radiator.

Bedroom Two

6' 4" plus cupboard x 10' 6" (1.93m plus cupboard x 3.20m)
Double glazed window to front elevation,
central heating radiator and built in under
stairs storage cupboard.

Shower Room

Double glazed window to side elevation, W.C,
wash hand basin with vanity unit, shower
cubicle, central heating radiator.

Garage

Located in a separate block at the rear
accessed by driveway on road and pathway
from property.

Rear Garden

Gate to side, paved patio area, laid to lawn
and fencing to all 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

To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHL211198

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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