



Whitecroft Road, Birmingham

burchell
edwards



Property Description

A traditional style three bedroom semi detached property in need of renovation. Accommodation comprises entrance porch, entrance hallway, lounge, dining room, kitchen, utility. First floor has three bedrooms and family bathroom. Property further benefits from double glazing, gas central heating, off road parking, rear garden, and no upward chain. A great investment property.

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

Driveway providing off road parking and double glazed door into:

Entrance Porch

Double glazed door into:

Entrance Hallway

stairs leading to first floor accommodation, central heating radiator and all doors off.

Lounge

11' 7" into bay x 9' 10" into recess (3.53m into bay x 3.00m into recess)

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

Dining Room

9' 10" max x 12' 7" (3.00m max x 3.84m)

Double glazed double opening doors to rear elevation and central heating radiator.

Kitchen

5' 11" x 9' 7" (1.80m x 2.92m)

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a stainless steel sink with drainer unit, tiled flooring, built in under stairs storage cupboard, space for appliances and double glazed door into side passage.

Side Passage

Door to front elevation, space for appliances, space and plumbing for washing machine.

Landing

Double glazed window to side elevation and all doors off.

Bedroom One

12' 3" into bay x 9' 10" (3.73m into bay x 3.00m)
Double glazed bay window to front elevation and central heating radiator.

Bedroom Two

12' 9" into bay x 8' 10" to cupboard (3.89m into bay x 2.69m to cupboard)
Double glazed bay window to rear elevation, central heating radiator and built in cupboard.

Bedroom Three

6' x 6' 4" (1.83m x 1.93m)
Double glazed window to front elevation and central heating radiator.

Bathroom

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

Rear Garden

Patio area with steps up to raised 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

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EPC Rating: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211189



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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