



Silvermere Road, BIRMINGHAM

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edwards



Property Description

BEING SOLD BY MODERN METHOD OF AUCTIONNO UPWARD CHAIN!! Ready to move into, this property is ideal to MAKE YOUR OWN. The property is in a GREAT location near to local schools. A great first buy or potential BUY TO LET. To view this property, 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

Door to front elevation, central heating radiator, stairs to first floor accommodation, meters housed and storage.

Lounge

22' 7" x 11' 9" (6.88m x 3.58m)
Double glazed window to front elevation, double glazed French doors to rear elevation, two central heating radiators and laminate flooring.

Kitchen

11' 2" x 7' 6" (3.40m x 2.29m)
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, fitted gas hob and oven, space for appliances, central heating radiator, tiled flooring, tiling to splash prone areas, storage pantry.

Utility Room

17' 8" x 4' 6" (5.38m x 1.37m)
Doors to front and rear elevations, central heating radiator, tiled flooring, central heating boiler housed, space and plumbing for washing machine.

Conservatory

10' 1" x 7' 8" (3.07m x 2.34m)
Double glazed surround, central heating radiator and tiled flooring.

Shower Room

Double glazed window to side elevation, W.C, wash hand basin, shower, central heating radiator and extractor.

Landing

Double glazed window to side elevation and loft access via hatch.

Bedroom One

11' 9" into wardrobe x 11' 3" into recess (3.58m into wardrobe x 3.43m into recess)

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

Bedroom Two

10' 6" into recess x 10' 4" into recess (3.20m into recess x 3.15m into recess)

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

Bedroom Three

9' 8" x 7' 5" (2.95m x 2.26m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, wash hand basin, bath with electric shower over, central heating radiator, tiling to walls.

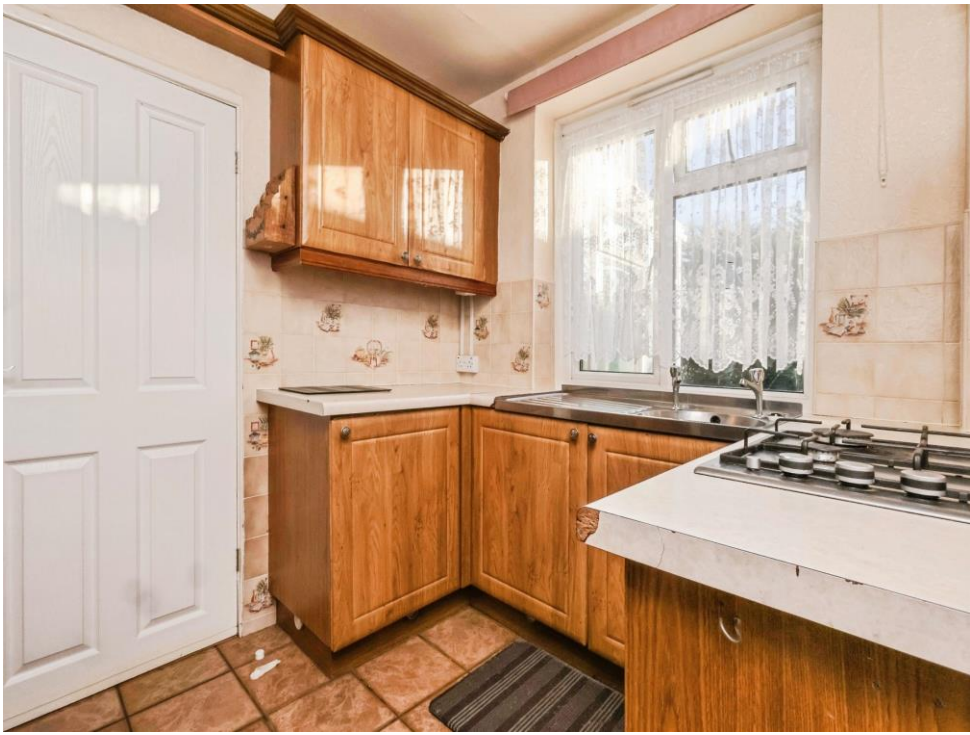
Separate W.C

Double glazed window to side elevation, W.C, central heating radiator and tiling to walls.

Rear Garden

Slabbed patio, laid to lawn and fencing to all boundaries.









Total floor area 101.9 m² (1,097 sq.ft.) approx
 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.propertybox.io



To view this property please contact Burchell Edwards on

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2208 Coventry Road Sheldon
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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211253



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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