



Eileen Road, Birmingham

**burchell
edwards**



Property Description

This charming mid-terraced property in B11 boasts three generously sized bedrooms with high ceilings, creating an airy ambiance. The spacious kitchen provides ample room for culinary endeavors. With the potential for extension and modernization, this home offers versatility and investment opportunities. Perfect for families seeking a comfortable residence or investors eyeing a lucrative rental property. Nestled in a high-demand area, the location adds to the property's appeal, ensuring a blend of convenience and desirability. Overall, this home combines classic features with promising potential, making it an excellent choice for those seeking both comfort and investment value.

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 £300 inc VAT towards the preparation cost of the pack.

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

Double glazed door to front elevation, central heating radiator and doors off to:

Lounge

10' 7" into recess x 13' 9" into bay (3.23m into recess x 4.19m into bay)
Double glazed bay window to front elevation, central heating radiator and carpet.

Dining Room

11' 3" into recess x 13' 2" (3.43m into recess x 4.01m)
Double glazed window to rear elevation, central heating radiator and door into kitchen.

Kitchen

14' 8" plus understairs storage x 8' 7" (4.47m plus under stairs storage x 2.62m)
Two double glazed windows and door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiled to splash prone areas, lino floor, built in under stairs storage cupboard, extractor and boiler.

Landing

Loft access, carpet, airing cupboard and doors off to:

Bedroom One

11' 4" plus bay window x 12' 9" to chimney breast (3.45m plus bay window x 3.89m to chimney breast)

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

Bedroom Two

13' 3" x 8' 7" max (4.04m x 2.62m max)

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

Bedroom Three

8' 9" x 8' 9" (2.67m x 2.67m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

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

Rear Garden

Fully paved, rear driveway and shed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI207555



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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