



Southam Road, BIRMINGHAM

burchell
edwards



Property Description

Beautifully spacious family home, benefitting from three double bedrooms. The property is situated within easy access of the popular Kings Heath and Moseley village where there is an abundance of local shops and restaurants. Hall Green train station is a short walk giving easy access to Birmingham City centre. Benefiting from a through lounge, breakfast kitchen, utility room and downstairs WC. Upstairs there are three double bedrooms and a family bathroom. Outside there is off road parking and a garden which would be any child's dream!

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

Fireplace, partially laminate flooring and partially wooden floor.

Lounge

29' 3" excluding bay x 11' 2" (8.92m excluding bay x 3.40m)

Double glazed bay window to front elevation, double glazed patio doors to rear elevation, log burner and carpet.

Kitchen

25' 8" max x 11' 8" max (7.82m max x 3.56m max)

Two double glazed velux windows, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, fitted oven, extractor, tiled flooring, fridge, central heating radiator, tiling to splash prone areas and central heating boiler.

Utility Room

7' 3" x 4' (2.21m x 1.22m)

Double glazed window, sink, plumbing for washing machine and tiled flooring.

W.C

W.C

Landing

Double glazed window to side elevation, carpet and loft access.

Bedroom One

13' 11" x 12' 11" (4.24m x 3.94m)

Double glazed window to front elevation, central heating radiator, fireplace, spotlights and carpet.

Bedroom Two

13' 1" x 11' 2" (3.99m x 3.40m)

Double glazed window to rear elevation, carpet, central heating radiator, fireplace and spotlights.

Bedroom Three

11' 3" x 9' 8" (3.43m x 2.95m)

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

Bathroom

Double glazed window to side elevation, bath, shower, W.C, wash hand basin with vanity storage, tiled walls and tiled flooring.

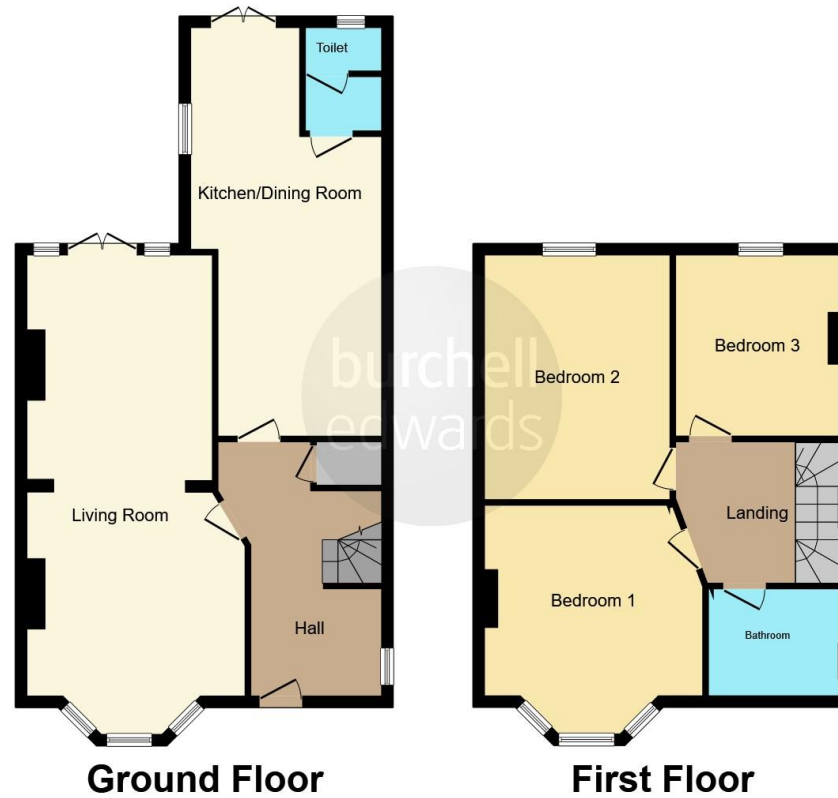
Rear Garden

Paved patio, laid lawn and side access.









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

T 0121 733 3553
E shirley@burchelledwards.co.uk

183 Stratford Road Shirley
SOLIHULL B90 3AU

EPC Rating: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI207630



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHI207630 - 0004