



Lyons Grove, Birmingham





## Property Description

Presenting this well cared for three-bedroom semi-detached home in the sought-after B11 postcode. Boasting a shared driveway leading to a private driveway for multiple vehicles and a separate garage. this property offers both convenience and privacy. Inside, discover three spacious bedrooms, ideal for family living, along with a family bathroom upstairs. The kitchen is perfect for culinary adventures. Situated just 2.5 miles from King Edward Camp Hill, enjoy easy access to top-tier education and all the amenities of the area. Don't miss out on this opportunity to call this charming residence your own!

## 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.

## Approach

Driveway providing off road parking for multiple vehicles leading to garage and lawn to side.

## Reception Porch

Double glazed door and window, storage and single glazed obscure wooden door with side windows into:

## Entrance Hallway

Stairs to first floor, storage and central heating radiator.

## Lounge/ Diner

13' 4" x 18' 5" into recess ( 4.06m x 5.61m into recess )

Double glazed window and sliding patio doors to rear elevation and gas fire.

## Kitchen

10' 9" x 7' 6" ( 3.28m x 2.29m )

Double glazed window to front elevation, obscure double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer, double electric oven, hob, tiled to splash prone areas, spotlights and central heating radiator.

## Landing

Obscure double glazed window to side elevation, loft access and central heating radiator.

## Bedroom One

10' 4" x 8' 9" plus wardrobes ( 3.15m x 2.67m plus wardrobes )  
Double glazed window to front elevation, built in wardrobes and bedside tables and central heating radiator.

## Bedroom Two

10' 5" x 8' 9" into recess ( 3.17m x 2.67m into recess )  
Double glazed window to rear elevation, built in wardrobes and central heating radiator.

## Bedroom Three

9' 3" x 10' 5" ( 2.82m x 3.17m )  
Double glazed window to rear elevation, built in storage and central heating radiator.

## Bathroom

Obscure double glazed window to front elevation, bath with electric shower over, wash hand basin with vanity storage, WC, tiling to walls and central heating radiator.

## Garden

Slabbed patio area, lawn and plants and shrubs to borders.









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](http://www.focalagent.com)

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**EPC Rating: E**

**Tenure: Freehold**

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