



Lyons Grove, Birmingham





Property Description

This three-bedroom semi-detached property with an integrated garage offers an excellent opportunity for those looking to put their own stamp on a home. Featuring a spacious kitchen, a light-filled living room diner, and three well-proportioned bedrooms, this house is perfect for a growing family. While the property is in need of modernisation, it provides a solid foundation for creating a contemporary living space. With its desirable layout and great potential, this home is a fantastic project for buyers looking to add value and style.

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 Porch

Double glazed door to front elevation and double glazed windows to front and side elevations.

Entrance Hallway

Double glazed obscure door and window to front elevation.

Lounge

16' 7" x 15' 9" max (5.05m x 4.80m max)
L shaped room. Double glazed window and French doors to rear elevation.

Kitchen

8' 7" x 6' 3" (2.62m x 1.91m)
Double glazed obscure door to side elevation, double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit and storage cupboard.

Landing

Double glazed obscure window to side elevation.

Bedroom One

15' 11" x 10' 1" (4.85m x 3.07m)

Double glazed window to front elevation and central heating radiator.

Bedroom Two

10' 10" x 9' (3.30m x 2.74m)

Double glazed window to front elevation and central heating radiator.

Bedroom Three

9' 1" x 6' 5" (2.77m x 1.96m)

Double glazed window to rear elevation and central heating radiator.

Bathroom

Double glazed obscure window to rear elevation, bath with shower over, wash hand basin and central heating boiler.

W.C

Double glazed window to side elevation, W.C, wash hand basin and tiling to splash prone areas.

Front Garden

Block paved driveway providing off road parking.

Rear Garden

Block paved garden with lawn area.

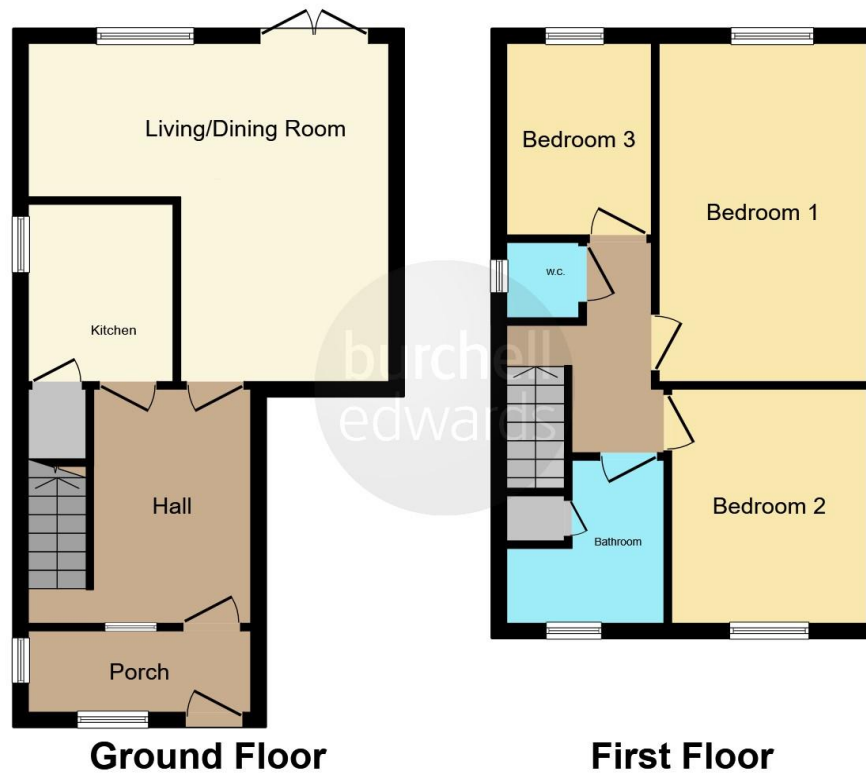
Garage

Up and over door.









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

183 Stratford Road Shirley
 SOLIHULL B90 3AU

EPC Rating: C

Tenure: Freehold

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