



Stratford Road, Hall Green Birmingham

**burchell
edwards**



Property Description

Three bedroom semi-detached property located on the popular Stratford Road in Hall Green. The property benefits from entrance porch, wide hallway, through lounge, kitchen and lean-to downstairs, whilst upstairs in the property you will find three bedrooms and a family bathroom.

The rear garden is made up of laid lawn with bushes to its surround and the front of the property features a driveway that can hold one vehicle.

There is huge potential for this property to be extended at the rear and into the loft to create another bedroom.

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

Storage under stairs.

Through Lounge

26' 3" into bay x 12' 6" (8.00m into bay x 3.81m)
Double glazed bay window to front elevation, two central heating radiators and fire place.

Kitchen

13' 4" x 6' 4" (4.06m x 1.93m)
Two double glazed windows to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and connections for gas cooker.

Conservatory

22' 4" x 7' 9" (6.81m x 2.36m)
Double glazed sliding doors to garden and pitched roof.



Landing

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

Bedroom One

13' 6" x 10' 8" (4.11m x 3.25m)

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

Bedroom Two

10' 8" x 14' 3" into bay (3.25m x 4.34m into bay)

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

Bedroom Three

7' 6" x 7' (2.29m x 2.13m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed obscure window to rear elevation, W.C, wash hand basin, bath and central heating radiator.

Front Garden

Slabbed driveway providing off road parking.

Rear Garden

Laid to lawn. slabbed patio and storage shed.









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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EPC Rating: D

Tenure: Freehold

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