



Bushmore Road, Birmingham

burchell
edwards



Property Description

A three-bedroom semi-detached property located on a sought after road in Hall Green, with immediate access to local transport, schools and local amenities presents the perfect opportunity to create your dream home.

Featuring a large through lounge with rear access to the garden via sliding doors, a kitchen with plenty of storage and utility area that conveniently flows into the integrated garage presenting opportunities to expand and convert the space here.

Upstairs in the property you will find two double bedrooms and a single bedroom as well as a shower room that can be converted back to a family bathroom or retained to create a four piece bathroom. There is also loft access here further presenting an opportunity to create another bedroom or home office.

The front of the property presents you with a driveway with plenty of access leading to its front door and garage access while the rear garden is private with patio area which leads to an elevated section of lawn that features trees and plants to its surrounding boarder.

The property is best suited for investors and presents an unbelievable opportunity to create a stunning family home.

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

Central heating radiator and under stairs storage.

Through Lounge

11' 3" max x 31' 7" into bay (3.43m max x 9.63m into bay)

Double glazed bay window to front elevation, gas fire, central heating radiator and spotlights.

Kitchen

9' 8" max x 12' 5" (2.95m max x 3.78m)

Irregular shaped room. Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven, central heating radiator, spotlights, space and plumbing for washing machine.

Utility Area

Access to garage, door to garden and gate to side access.

Landing

Double glazed window to side elevation.

Bedroom One

16' 1" into bay x 10' 7" max (4.90m into bay x 3.23m max)

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

Bedroom Two

14' 8" max x 10' 10" into recess (4.47m max x 3.30m into recess)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

8' 7" max x 6' 8" max (2.62m max x 2.03m max)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed obscure window to rear elevation, W.C, wash hand basin, walk in shower, spotlights and loft access.

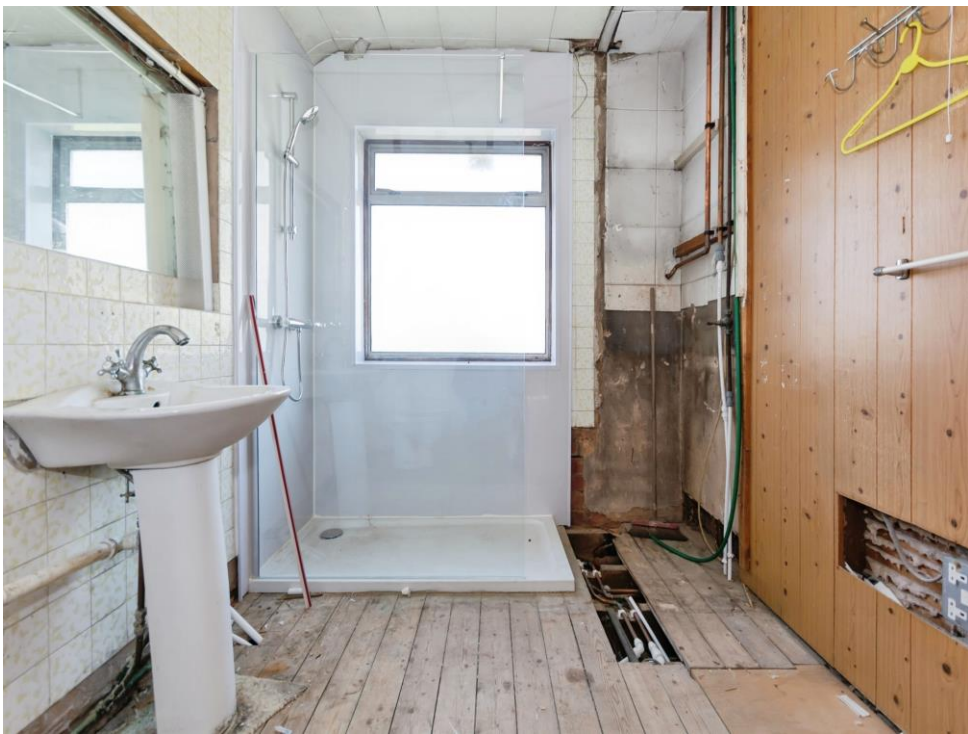
Front Garden

Block paved driveway providing off road parking and access to garage.

Rear Garden

Elevated garden with walled boundaries.









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: G

Tenure: Freehold

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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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