



Poplar Road, Sparkhill, Birmingham

**burchell**  
edwards





## Property Description

a fantastic opportunity awaits with this two-bedroom end-of-terrace property. It's a blank canvas brimming with potential, perfect for those eager to imprint their style. While it requires some modernisation, think of it as a chance to craft your dream home exactly as you envision it.

The property boasts a desirable end-of-terrace position, offering additional garden space with gated access for parking. The layout includes two well-sized bedrooms, providing ample space for a small family or a couple needing a guest room or home office. The living areas are ripe for transformation, ready to be updated into comfortable and stylish spaces.

Outside, the garden offers a lovely space to landscape. With some vision, this property can be transformed into a modern, comfortable 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

Door to front elevation and central heating radiator.

## Lounge

17' 2" x 11' 1" ( 5.23m x 3.38m )  
Double glazed windows to front and side elevations, central heating radiator.

## Kitchen

9' 6" x 6' 9" ( 2.90m x 2.06m )  
Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, space for appliances.

## Landing

Double glazed window to front elevation.

## Bedroom One

14' 2" into recess x 8' 3" ( 4.32m into recess x 2.51m )

Double glazed windows to front and side elevations, central heating radiator.

## Bedroom Two

11' 2" to recess x 11' 5" ( 3.40m to recess x 3.48m )

Double glazed windows to front and rear elevations, central heating radiator.

## Bathroom

Double glazed window to side elevation, W.C, wash hand basin, bath, central heating radiator and central heating boiler housed.

## Front Garden

Off road parking.

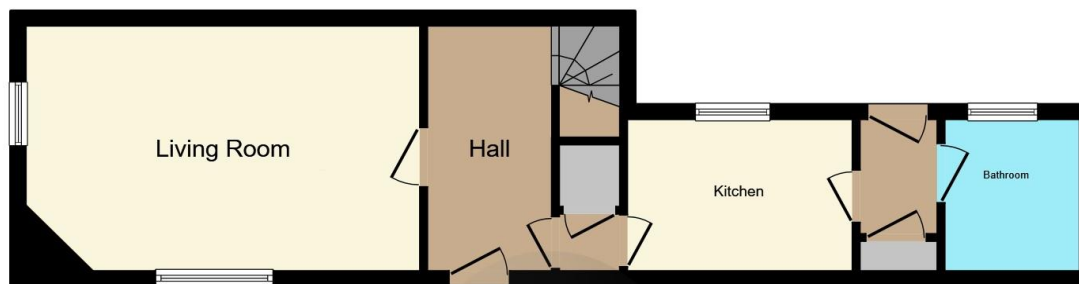




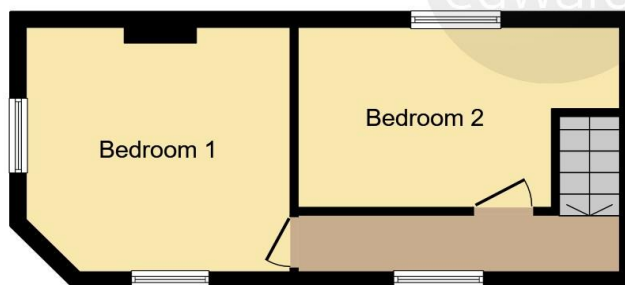








**Ground Floor**



**First Floor**

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: Awaited  
 Council Tax Band: A

Tenure: Freehold

**view this property online** [burchelledwards.co.uk/Property/SHI208302](http://burchelledwards.co.uk/Property/SHI208302)



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