



Liddon Road, Birmingham





## Property Description

Nestled in a popular and convenient location, this well-presented three-bedroom mid-terrace property offers excellent access to both Olton and Spring Road train stations, making travel into Birmingham City Centre and Solihull effortless. With a wealth of local transport options by car and bus, the property is superbly positioned for commuters and families alike.

Whether you're a first-time buyer seeking your ideal starter home, or an investor looking for a property in a strong rental location, this house presents a fantastic opportunity. Conveniently located close to amenities, schools, and transport links, it's a home that combines practicality with potential.

## 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.

## Lounge

13' 10" x 11' 8" ( 4.22m x 3.56m )  
Double glazed window, central heating radiator and electric fire.

## Kitchen

9' 3" x 9' 5" ( 2.82m x 2.87m )  
Door to conservatory, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker, space for appliances, space and plumbing for washing machine, central heating radiator.

## Conservatory

9' x 9' ( 2.74m x 2.74m )  
Double glazed windows to sides and rear, Double glazed french door to rear.

## Downstairs Bathroom

Walk in shower, WC. wash hand basin.

## Bedroom One

11' 8" x 10' 7" ( 3.56m x 3.23m )  
Double glazed window and central heating radiator.

## En-Suite

W.C and wash hand basin.

## Bedroom Two

12' 7" x 8' 6" ( 3.84m x 2.59m )  
Double glazed window and central heating radiator.

## Bedroom Three

12' 7" x 8' 6" ( 3.84m x 2.59m )  
Double glazed window and central heating radiator.

## Rear Garden

Fencing to boundaries, plants and shrubs.













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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183 Stratford Road Shirley  
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EPC Rating: D Council Tax  
 Band: A

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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