



Scott Road
Solihull





Property Description

A well presented family home occupying a pleasant quite road within the sought after area of Solihull. Benefiting from UPVC double glazing and gas fired central heating. This gem offers lots of potential with further scope for development and extensions (STPP).

Comprises in brief: driveway; entrance porch; entrance hallway; dining room; living room; breakfast room; extended kitchen; garage; landing; family bathroom; and three double bedrooms.

The sale of this property is subject to grant of probate. Probate application has been submitted. Please seek any further updates from the branch with regards to the potential timeframes involved.

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.

Approach

Large driveway and planting areas surrounding.

Entrance Porch

Double glazed door to front aspect and double glazed windows to side aspects.

Entrance Hallway

Double glazed door to front aspect and double glazed window to front aspect, understairs storage and central heating radiator.

Lounge

15' 11" into bay x 10' (4.85m into bay x 3.05m)
Double glazed bay window to front aspect, gas fireplace, wall lights, TV point and central heating radiator.

Dining Room

.13' x 10' (3.96m x 3.05m)
Double glazed window to rear aspect, gas fireplace and central heating radiator.

Breakfast Room

8' x 5' 11" (2.44m x 1.80m)
Double glazed window to rear aspect, further under stair storage and central heating radiator.

Kitchen

Double glazed window to rear aspect, double glazed door to rear aspect, fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, freestanding electric oven with hob, freestanding fridge and freezer.

Landing

10' 11" x 7' (3.33m x 2.13m)

Double glazed window to side aspect and loft access.

Bedroom One

15' into bay x 9' 1" (4.57m into bay x 2.77m)

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

Bedroom Two

13' x 10' (3.96m x 3.05m)

Double glazed window to rear aspect and central heating radiator.

Bedroom Three

10' x 7' 11" (3.05m x 2.41m)

Large driveway and planting areas surrounding.

Into Eve Storage

5' x 4' 11" (1.52m x 1.50m)

Double glazed window to rear aspect.

Family Bathroom

Double glazed window to rear aspect, bath with shower over, hand wash basin, WC, part tiled.

Garden

Patio and seating area leading to lawn, plenty of planting areas with mature shrubs, outside water tap and side access.

Garage

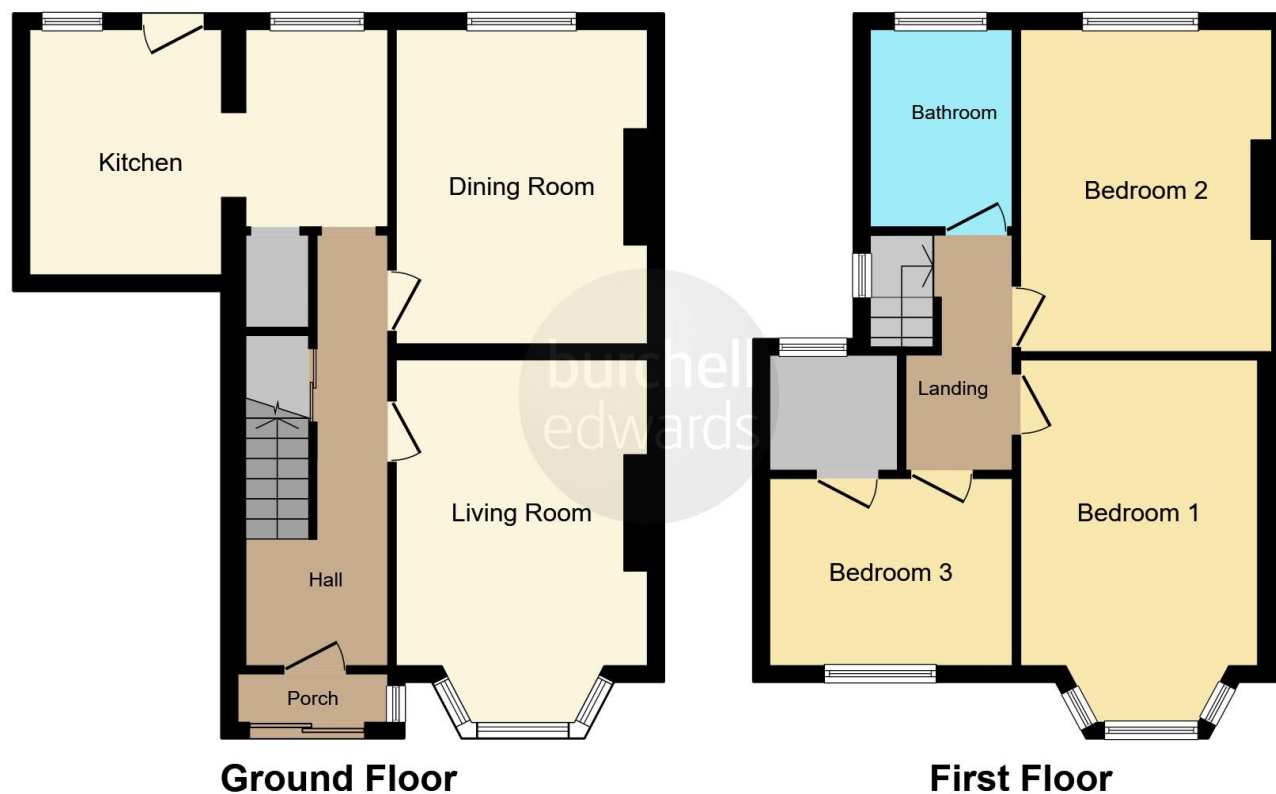
16' x 8' (4.88m x 2.44m)

Up and over door, lights and electrics.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

view this property online [burchelledwards.co.uk/Property/SOL205344](https://www.burchelledwards.co.uk/Property/SOL205344)



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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