



Brookvale Grove  
Solihull





# Brookvale Grove Solihull B92 7JH

for sale guide price  
**£270,000**



## Property Description

Semi-detached freehold house comprising of: driveway to front; entrance porch; entrance hallway; front lounge; rear dining room; fitted kitchen; first floor landing; family bathroom; three good size bedrooms; garage; and rear garden. Situated near Olton Train Station and a stone's throw away from Solihull Town centre benefiting from all its connectivity and amenities.

## 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.

## Approach

Off road parking for one vehicle and laid to lawn.

## Entrance Porch

Double glazed door to front elevation.

## Entrance Hallway

Single glazed door and window to front elevation and central heating radiator.

## Lounge

13' 2" x 11' 2" ( 4.01m x 3.40m )

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

## Dining Room

13' 4" x 10' 8" ( 4.06m x 3.25m )

Double glazed bay window to rear elevation and central heating radiator.

## Kitchen

11' 3" x 8' 2" ( 3.43m x 2.49m )

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob and oven, cooker hood and central heating radiator.

## Landing

Double glazed window to side elevation and loft access.

## Bedroom One

10' 11" x 13' 10" ( 3.33m x 4.22m )

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

## Bedroom Two

13' 9" x 9' 10" ( 4.19m x 3.00m )

Double glazed window to front elevation and two central heating radiators.

## Bedroom Three

8' 1" x 7' 10" ( 2.46m x 2.39m )

Double glazed window to rear elevation and central heating radiator.

## Bathroom

Double glazed window to side elevation, bath, shower, wash hand basin and W.C.

## Garage

10' x 16' ( 3.05m x 4.88m )

Single glazed door to rear elevation.

## Rear Garden

Patio leading to lawn. Further garden space to rear rented from Canal & River Trust which sits above culvert (approx £135pa).



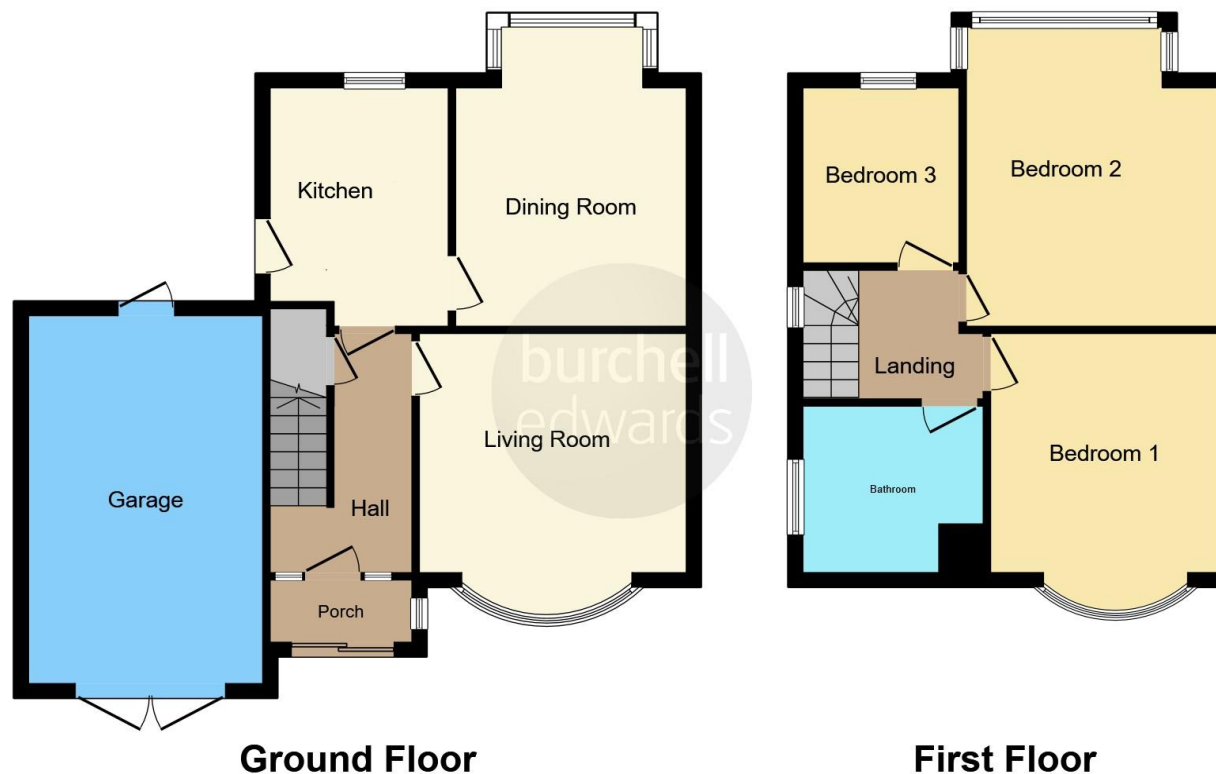












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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

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