



Campden Green, Solihull





Property Description

Set on a desirable corner plot in Campden Green, this charming semi-detached home offers a fantastic blend of space, comfort and practicality. The heart of the property is the large kitchen diner, designed for modern living with plenty of room for cooking, dining and socialising.

The separate lounge provides a cosy retreat, while upstairs you'll find three good-sized bedrooms, each filled with natural light. A well-appointed family bathroom completes the first floor.

Outside, the generous rear garden offers excellent privacy and is ideal for families, pets or keen gardeners. The corner position provides a greater sense of space and potential for future extension (subject to planning).

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, central heating radiator and wood effect flooring.

Lounge

Double glazed bay window to front elevation and wood effect flooring.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas cooker and hob, washing machine, dishwasher, central heating radiator, tiled flooring and storage cupboard.

Landing

Double glazed window to side elevation, central heating radiator, carpet, loft access via hatch and cupboard housing central heating boiler.

Bedroom One

Double glazed window to rear elevation, central heating radiator, carpet and built in wardrobes.

Bedroom Two

Double glazed window to front elevation, central heating radiator, carpet and built in wardrobe.

Bedroom Three

Double glazed window to front elevation, central heating radiator and carpet.

Bathroom

Double glazed window to front elevation, W.C, wash hand basin, bath with shower over and extractor.

Front Garden

Gated driveway providing off road parking, paved patio, side access to rear, lawned area. Corner plot.

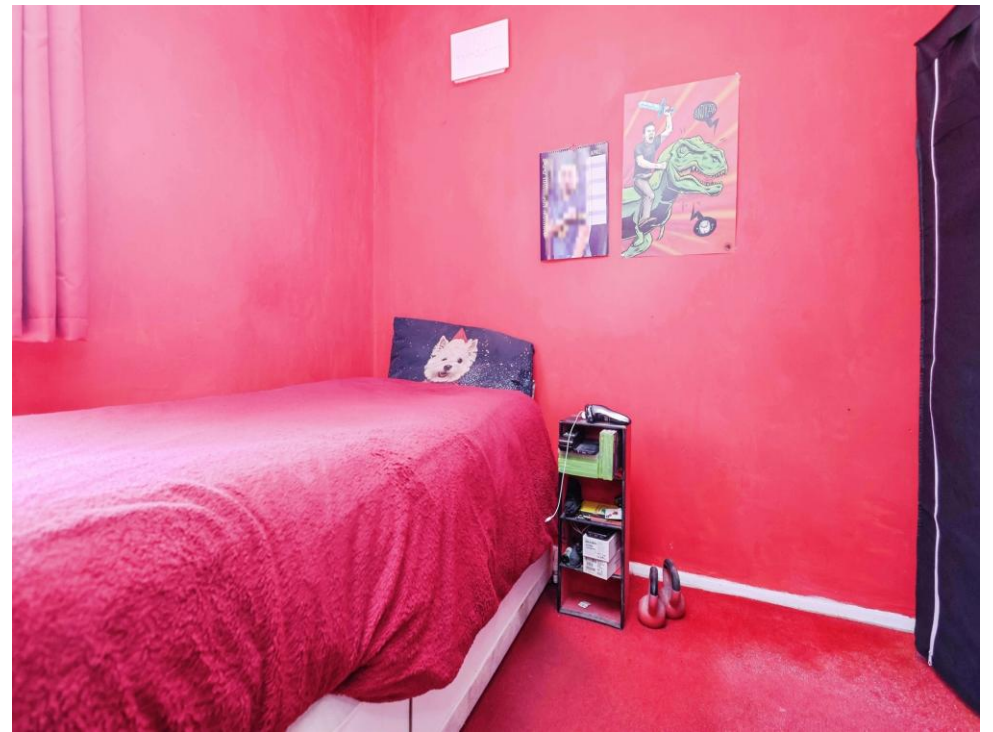
Rear Garden

Brick built storage, laid to lawn, slabbed patio and access to outside W.C.

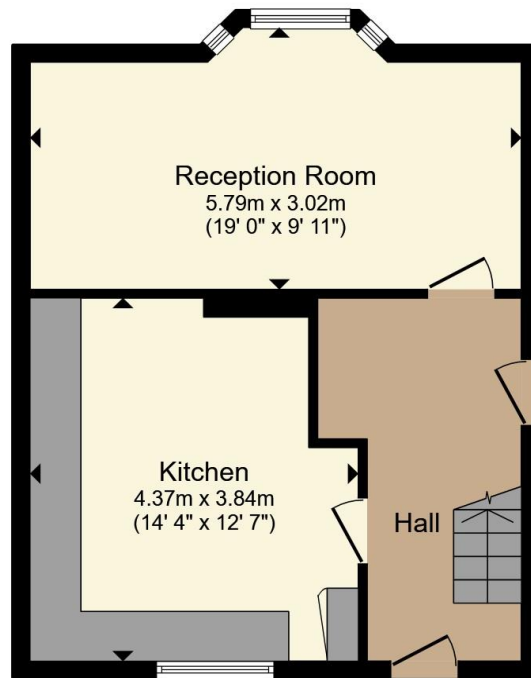
Outside W.C

Double glazed window to rear elevation and W.C.

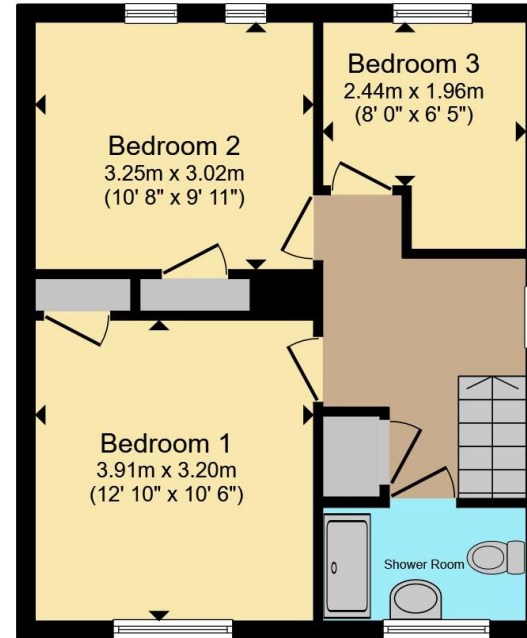








Ground Floor



First Floor

Total floor area 84.2 m² (906 sq.ft.) approx

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.propertybox.io



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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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