



Brays Road, Birmingham





Property Description

Set on the ever-popular Brays Road, this charming two-bedroom semi-detached home offers a warm, practical layout and generous outdoor space.

The front of the property features a private driveway, providing off-street parking and easy access. Inside, the home opens into a bright living area with plenty of natural light. The kitchen sits to the rear, flowing seamlessly into a spacious conservatory—ideal as a dining room, second lounge, or year-round relaxation space.

Upstairs, two well-proportioned bedrooms offer comfortable accommodation, with room for wardrobes, desks, or additional storage. A modern family bathroom completes the first floor.

The standout feature is the private rear garden—a peaceful, enclosed space perfect for outdoor dining, gardening, or simply unwinding after a long day.

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 stairs to first floor accommodation.

Lounge

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

Kitchen

Two double glazed windows to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob and oven, central heating radiator, central heating boiler housed, space and plumbing for washing machine.

Conservatory

Double glazed surround and laminate flooring.

Landing

Double glazed window to side elevation, loft access via hatch and all doors off.

Bedroom One

Double glazed window to rear elevation and central heating radiator.

Bedroom Two

Double glazed window to front elevation and central heating radiator.

Bathroom

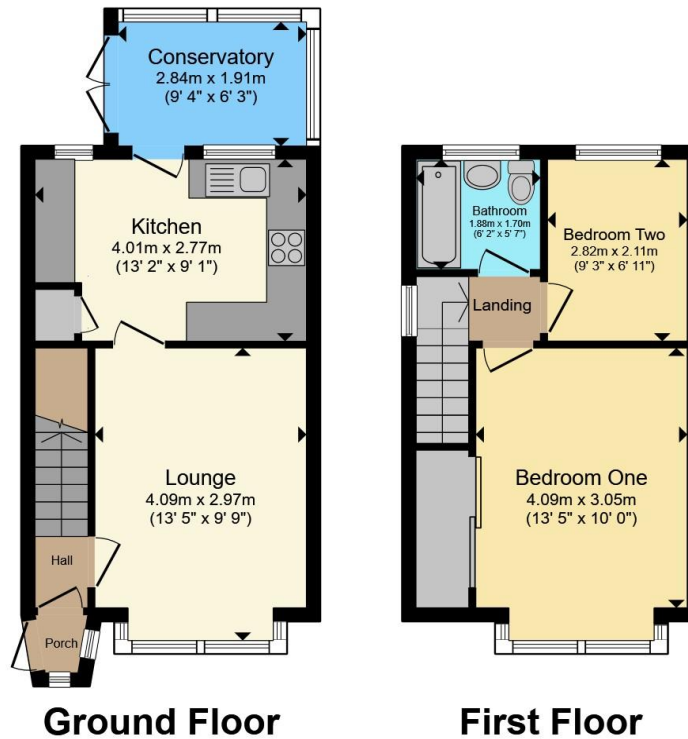
Double glazed window to rear elevation, bath, W.C, wash hand basin, extractor, central heating radiator and tiling to walls.

Rear Garden

Lawned area, decked area at rear, outside tap, side access to frontage and fencing to all boundaries.







Total floor area 65.3 m² (703 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: D Council Tax
 Band: B

Tenure: Freehold

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