



Roebuck Close
Birmingham

burchell
edwards



Property Description

Burchell Edwards are delighted to offer this three bedroom mid- terrace home, situated in a fantastic location in a quiet cul-de-sac in the Shard End area of Birmingham (B34).

This is a superb opportunity for first time buyers, couples or growing families alike and could even make an ideal investment as it will be sold with no upward chain!

There is plenty of space throughout, briefly comprising an entrance porch, hallway, guest WC, lounge, kitchen diner, three bedrooms and a family bathroom.

Upon arrival you will discover gardens to both the front and rear with gated access.

Located amongst many amenities including local shops, eateries and public transport links, providing easy access into destinations such as Birmingham City Centre and Birmingham Airport, as well as connections to the M6/M42 motorways. This area in particular has great school catchments.

With the additional benefits of gas central heating throughout, we would recommend an early viewing to be essential as we anticipate high levels of interest.

We believe this property is of non-standard construction and therefore ask that all buyers are to make their own enquiries with regard to the suitability of the property and satisfy themselves with any regard to mortgage provision and other associated costs of purchase.

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

Stairs to first floor accommodation, central heating radiator and vinyl flooring.

Lounge

Double glazed sliding patio doors to rear elevation, central heating radiator and carpet.

Kitchen/ Diner

Double glazed window and sliding patio doors to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to splash prone areas, vinyl flooring, space for appliances, space and plumbing for washing machine.

Guest W.C

Single glazed window to front elevation, W.C, wash hand basin and laminate flooring.

Landing

Double glazed window to front elevation, loft access via hatch and carpet.

Bedroom One

Double glazed window to rear elevation, central heating radiator, storage cupboard and exposed floorboards.

Bedroom Two

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

Bedroom Three

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

Bathroom

Double glazed window to front elevation, bath with shower over, W.C, wash hand basin, central heating radiator, vinyl flooring and cupboard housing central heating boiler.

Front Garden

Paved fore garden.

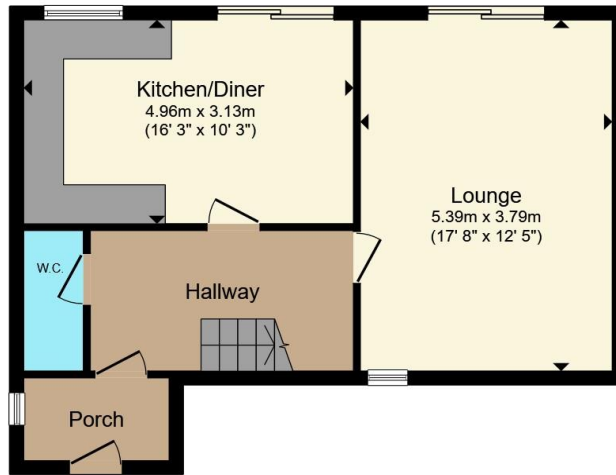
Rear Garden

Patio area, trees and shrubs, brick built storage shed and gated side access to frontage.

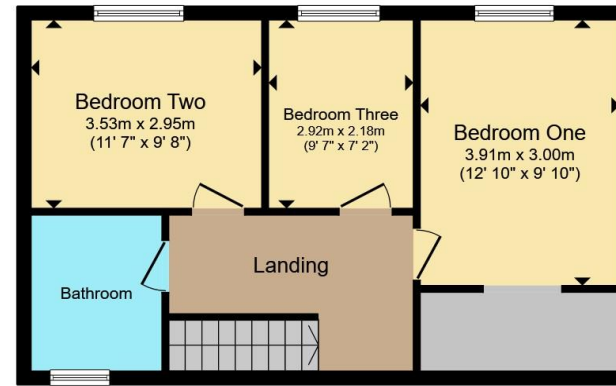








Ground Floor



First Floor

Total floor area 98.4 m² (1,059 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



To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211197



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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