



Heath Way
BIRMINGHAM

burchell
edwards

Heath Way BIRMINGHAM B34 6LG

for sale guide price
£180,000



Property Description

Offered for sale with no upward chain, this well-presented bungalow on Heath Way, B34 provides an excellent opportunity for buyers seeking a straightforward and secure purchase. Available via the Modern Method of Auction, the property benefits from a more secure sales process and the potential for a quicker completion. The home has been adapted to offer disabled access throughout and features a modern wet room, making it ideal for those requiring accessible living, while still offering excellent potential for a range of buyers. Viewing is highly recommended.

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 Porch

Double glazed window and door to front elevation and tiled flooring.

Entrance Hallway

Door to front elevation, central heating radiator, storage cupboard, laminate flooring and loft access via hatch.

Lounge

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

Kitchen

Door to utility room, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, single oven and laminate flooring.

Utility Room

Door to front elevation, double glazed window to front elevation, base storage units, sink with drainer unit, space and plumbing for washing machine.

Conservatory

Double glazed windows to side and rear elevations, double glazed door to garden, central heating radiator.

Wet Room

Double glazed window to rear elevation, W.C, wash hand basin, wet room flooring, shower, tiling to splash prone areas and central heating radiator.

Bedroom One

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

Bedroom Two

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

Bathroom

Shower over bath, W.C, wash hand basin, tiled flooring and central heating radiator.

Front Garden

Paved driveway providing off road parking.

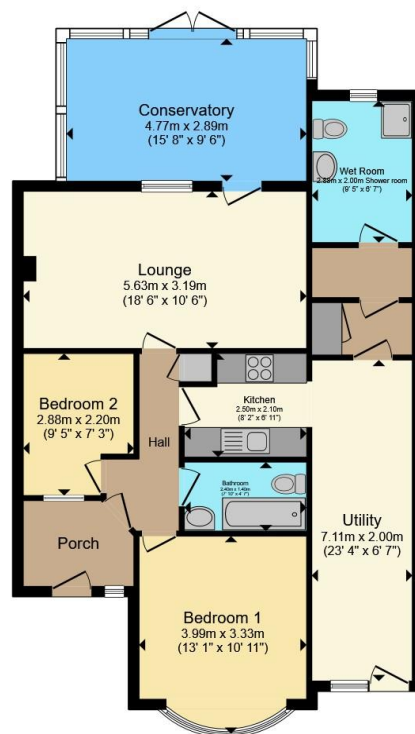
Rear Garden

Block paved patio.









Total floor area 93.3 m² (1,004 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
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211649



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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