



Conway Road, Fordbridge, BIRMINGHAM





## Property Description

Burchell Edwards are delighted to bring to market this four bedroom end of terrace home, situated in the very popular area of Fordbridge in B37.

This property makes an ideal purchase for large/growing families, offering a comfortable living space and will be sold with no upward chain.

Briefly comprising an entrance porch, hallway, spacious lounge, fitted kitchen with a dining area, guest WC, a family bathroom and four bedrooms.

Superbly located with fantastic transport links, nearby to shops/amenities and falling within a great catchment area for local Schools, offering easy transport links to the M6 Motorway/ commute into Birmingham Town Centre.

Boasting an impressive foregarden and a low maintenance garden to the rear with the additions of both double glazing and gas central heating (where specified) throughout,

We strongly recommend that viewing this property is a must to appreciate the space and accommodation available.

## 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 surround.

## Entrance Hallway

Stairs to first floor accommodation, central heating radiator and under stairs storage cupboard.

## Lounge

Double glazed bay windows to side and front elevations, central heating radiator, brick fire place and laminate flooring.

## W.C

Window to front elevation, W.C, wash hand basin with vanity unit, laminate flooring.

## Kitchen

Two double glazed windows to rear elevation, door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, gas hob with extractor hood, space and plumbing for washing machine, tiled flooring and tiling to splash prone areas.

## Landing

Loft access via hatch, carpet and doors off.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Bedroom Four

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

## Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, bath with shower over, heated towel rail and extractor.

## Front Garden

Large wrap around lawn area, paved pathway and fencing to boundaries.

## Rear Garden

Paved patio, gated side access to frontage, timber storage shed and fencing to boundaries.

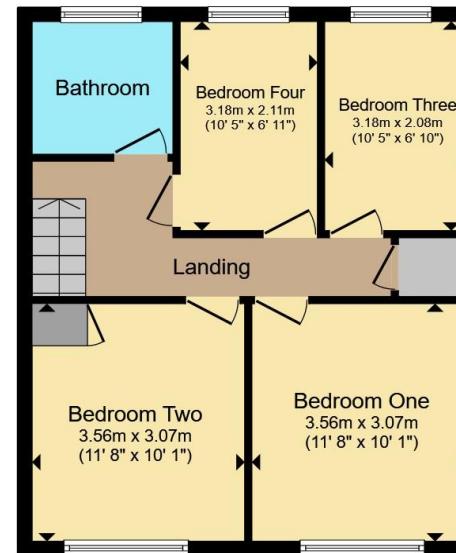








**Ground Floor**



**First Floor**

**Total floor area 105.1 m<sup>2</sup> (1,131 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating:  
 Awaited

Council Tax  
 Band: B

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/CBW211045](http://burchelledwards.co.uk/Property/CBW211045)**



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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