



Leam Crescent  
Solihull

burchell  
edwards



## Property Description

A beautifully presented three-bedroom home ideal for modern auction buyers, offering generous living space and a prime position in one of the area's most sought-after neighbourhoods close to Solihull town centre.

This well-proportioned home features a bright lounge, a separate dining room perfect for entertaining, and a practical utility room that adds valuable extra storage and workspace. A convenient downstairs WC enhances everyday comfort.

Upstairs, you'll find three good-sized bedrooms, a family bathroom plus an additional separate WC, a rare and welcome feature for busy households.

Set within a highly desirable area, the property benefits from excellent access to motorway links ideal for commuters

This combination of convenience and community appeal makes the home an attractive opportunity for families, investors, and first-time buyers alike.

## 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.

## Living Room

23' 3" x 15' 1" ( 7.09m x 4.60m )  
2 x ceiling light, radiator, fireplace, wall sockets

## Dining Room

11' 9" x 8' 1" ( 3.58m x 2.46m )  
ceiling light, radiator, side window, patio doors leading to garden, wall sockets

## Kitchen

9' 11" x 9' 3" ( 3.02m x 2.82m )  
extractor fan, wall and base units, strip lighting, washing machine, free standing oven,

## Utility Room

10' x 6' 11" ( 3.05m x 2.11m )  
radiator, ceiling light

## Seperate Wc

wc, extractor fan, ceiling light

## Bedroom 1

11' 11" x 10' 4" ( 3.63m x 3.15m )  
ceiling light, radiator, wall sockets,

## Bedroom 2

11' 1" x 10' 3" ( 3.38m x 3.12m )  
ceiling light, radiator, wall sockets

### Bedroom 3

8' 3" x 7' 9" ( 2.51m x 2.36m )  
ceiling light, wall sockets, radiator

### Bathroom

7' 9" x 5' 6" ( 2.36m x 1.68m )  
radiator, boiler, wash basin, bath with shower  
over, ceiling light, wc

### Seperate Wc

ceiling light, wc, extractor fan









Total floor area 117.0 m<sup>2</sup> (1,259 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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29 High Street  
 SOLIHULL B91 3SN

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/SOL206459](http://burchelledwards.co.uk/Property/SOL206459)**



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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Property Ref: SOL206459 - 0007