

Brownfield Road
Birmingham

burchell edwards

Brownfield Road
Birmingham B34 7HY

for sale guide price
£160,000







Property Description

Burchell Edwards are delighted to bring to market this three-bedroom mid-terrace home, situated on the sought-after Brownfield Road in Shard End (B34).

This home offers fantastic potential for buyers looking to create their ideal home and is available with no upward chain, making this an excellent opportunity for first-time buyers and investors alike.

Inside, the home features two reception rooms, a kitchen, three bedrooms, and a family bathroom. Externally, there are generous front and rear gardens, perfect for families or space to enjoy, especially in the warmer seasons.

Ideally positioned within easy reach of local shops, amenities, eateries, schools, and transport links. An early viewing is recommended.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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 to front elevation. Double glazed window to side elevation, and tiled flooring.

Entrance Hallway

Stairs to first floor accommodation, central heating radiator, ceiling light point and meter cupboard.

Lounge

Double-glazed window to front elevation and door to rear elevation leading to the dining room. Ceiling light point, carpet flooring and feature fireplace.

Dining Room

Double glazed window to rear elevation, ceiling light point and carpet flooring.

Kitchen

Double-glazed window to rear elevation. Double glazed upvc door to rear elevation leading to the utility area and door to side elevation leading to entry. A stainless-steel sink with drainer unit, store cupboard, ceiling light points, central heating radiator, and central heating boiler housed. Space and plumbing for washing machine.

W.C

W.C and tiled flooring.

Landing

Loft access via hatch, carpet flooring, storage cupboard and ceiling light point.

Bedroom One

Double glazed window to front elevation, carpet flooring, ceiling light points, central heating radiator and storage cupboard.

Bedroom Two

Double glazed window to rear elevation, carpet flooring, ceiling light points.

Bedroom Three

Double glazed window to front elevation, carpet flooring, ceiling light points.

Bathroom

Double glazed opaque window to rear elevation, W.C, wash hand basin, bath with shower over, vinyl flooring and central heating radiator.

Front Garden

Pathway, lawn area, shrubs.

Rear Garden

Patio area, lawn area, trees and shrubs, fenced boundaries.







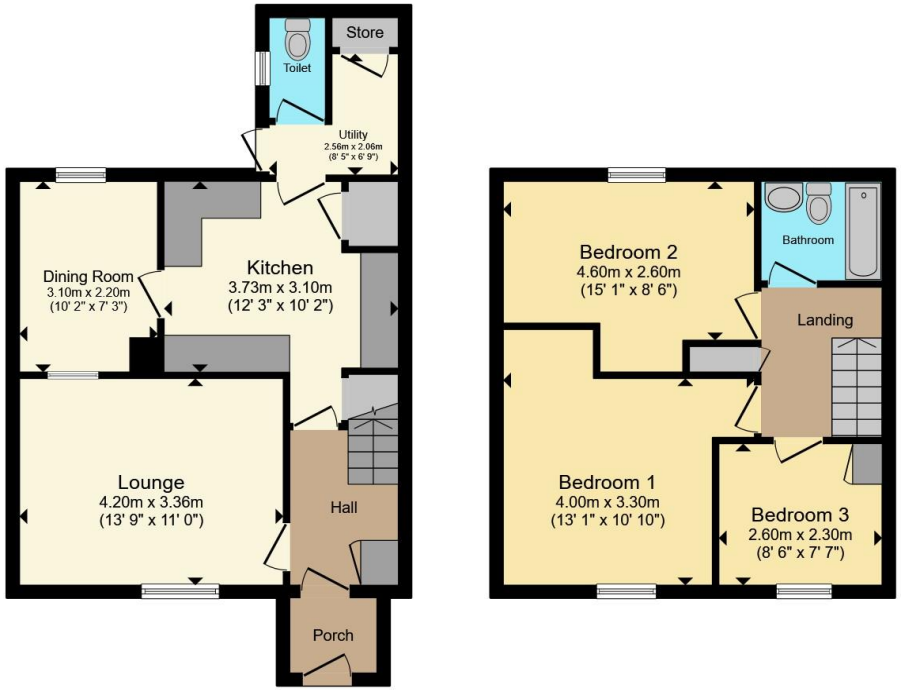












Ground Floor **First Floor**

Total floor area 86.6 m² (932 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

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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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