

Bayford Avenue
Sheldon BIRMINGHAM

burchell edwards

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Sheldon BIRMINGHAM B26 3LB

for sale guide price
£180,000







Property Description

Bring your vision to life with this fantastic opportunity to acquire a spacious 3-bedroom semi-detached family home in the highly sought-after residential area of Sheldon.

Offered via modern method of auction, this property represents an ideal investment for first-time buyers looking to add their own stamp, growing families or landlords looking to expand their portfolio

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.

Lounge
13' 6" x 9' 10" (4.11m x 3.00m)
Double glazing to front, feature fireplace, ceiling light, wall sockets

Dining Room
10' 2" x 9' 10" (3.10m x 3.00m)
Sliding doors to garden, ceiling light

Kitchen
11' 6" x 5' 7" (3.51m x 1.70m)
Hob, oven, base units, strip lighting, wall sockets

Utility Room
10' 6" x 9' 5" (3.20m x 2.87m)
Access to garden

Bedroom Three
.6' 7" x 5' 7" (2.01m x 1.70m)
Double glazing to front

Bedroom Two
10' 2" x 9' 10" (3.10m x 3.00m)
Double glazing to rear, ceiling light, wall sockets

Bedroom One
13' 1" x 9' 10" (3.99m x 3.00m)
Double glazing bay to front, ceiling light, wall sockets

Bathroom
7' 4" x 5' 7" (2.24m x 1.70m)
Bath with shower over, w.c, wash hand basin







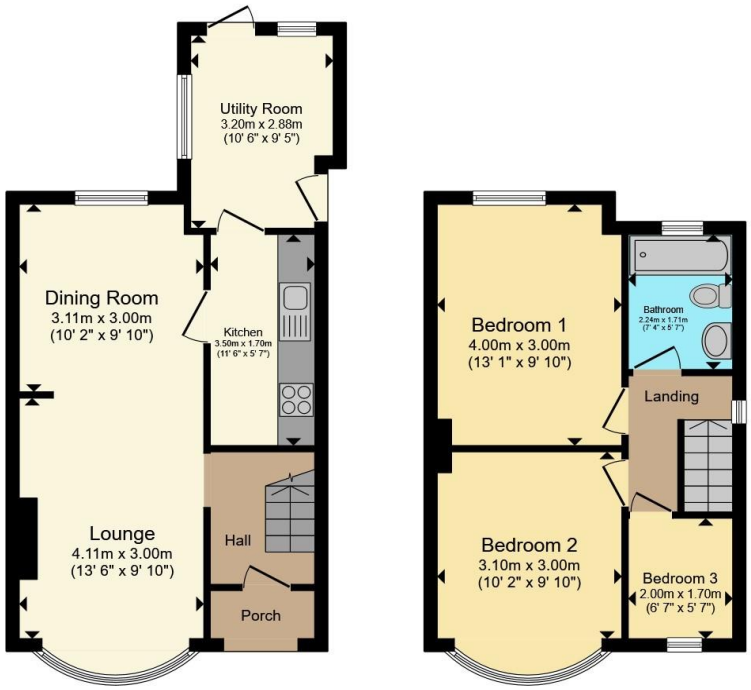












Total floor area 76.5 m² (824 sq.ft.) approx

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

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To view this property please contact Burchell Edwards on

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2208 Coventry Road Sheldon
BIRMINGHAM B26 3JH

EPC Rating: G

Council Tax Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211804

The Property Ombudsman

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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