



Sladefield Road, Birmingham

burchell
edwards



Property Description

Burchell Edwards Castle Bromwich are delighted to offer this four bedroom end terrace property situated in the popular area of Alum Rock, Birmingham (B8).

The property will be sold with NO UPWARD CHAIN and briefly comprising of an entrance hallway, two reception rooms, utility area, guest WC, an extended kitchen diner, four bedrooms and a family bathroom.

Homeowners will discover private gardens to both the front & rear.

Sat in an ideal location, in close proximity of local shops, eateries and many transport links that provide an easy commute into Birmingham City Centre or other popular destinations.

Viewings are essential to gain a sense of 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

Meter cupboard and carpet.

Entrance Hallway

Stairs to first floor accommodation, central heating radiator and carpet.

Reception Room One

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

Reception Room Two

Double glazed window to rear elevation, feature fire place, central heating radiator and wooden flooring.

Guest W.C

Double glazed window to side elevation, W.C, wash hand basin, central heating radiator, tiling to walls and tiled flooring.



Kitchen

Double glazed French doors to rear elevation, two double glazed windows to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, plumbing for dishwasher, central heating radiator, tiling to splash prone areas, spotlights, wooden flooring, two skylights.

Utility Room

Double glazed door and window to side elevation, sink with drainer unit, fitted storage, tiled flooring, space and plumbing for washing machine.

Landing

Loft access via hatch, storage cupboard and carpet.

Bedroom One

Double glazed window to rear elevation, feature fire place, fitted storage, central heating radiator and carpet.

Bedroom Two

Double glazed window to front elevation, feature fire place, central heating radiator and carpet.

Bedroom Three

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

Bedroom Four

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

Bathroom

Double glazed window to side elevation, W.C., wash hand basin with vanity unit, bath with shower over, tiling to walls and vinyl flooring.

Rear Garden

Paved garden with trees, shrubs and fencing to all boundaries.









Total floor area 144.1 m² (1,551 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: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211164



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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