



Selling with us

Property Details Approval Form

161 Birchgrove Road,
Birchgrove, Swansea, West
Glamorgan, Wales, SA7 9JT

Date: 23 July 2026

Property Ref and Version: MTN305474 - 0002

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

Guide price£125,000

Tenure: Freehold

Key Features

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- Three Bedroom Home
- No Ongoing Chain
- Three Generous size Bedrooms
- Two Reception Rooms
- Driveway
- EPC Rating: Awaited

Short Description

Traditional three-bedroom semidetached property set in very sought after location of Birch. It's conveniently located close to local schools, amenities and provides excellent links to M4 Motorway. This characteristic property comprises of lounge, dining room, kitchen, utility room, three double bed

Long Description

Traditional three-bedroom semidetached property set in very sought after location of Birchgrove. It's conveniently located close to local schools, amenities and provides excellent links to M4 Motorway. This characteristic property comprises of lounge, dining room, kitchen, utility room, three double bedrooms, and family bathroom. It also benefits from double glazing throughout, gas combi central heating and off road parking

Directions

Agent Note

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Room Description

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.

Agents Note

'The sale of this property will be subject to receipt of Letters of Administration from the Probate Office. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their conveyancer.'

Hallway

Reception Room One

11' 4" x 10' 5" (3.45m x 3.17m)

Reception Room Two

14' 11" x 11' 3" (4.55m x 3.43m)

Kitchen

13' 6" x 8' 2" (4.11m x 2.49m)

Landing

Bedroom One

14' 1" x 10' 7" (4.29m x 3.23m)

Bedroom Two

11' 3" x 8' 10" (3.43m x 2.69m)

Bedroom Three

11' 2" x 6' (3.40m x 1.83m)

Family Bathroom

8' 3" x 5' 9" (2.51m x 1.75m)

Driveway

Enclosed Rear Garden

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Property Images



Your Peter Alan office: 111 -111a Woodfield Road, Morriston, SWANSEA, West Glamorgan, SA6 8AU

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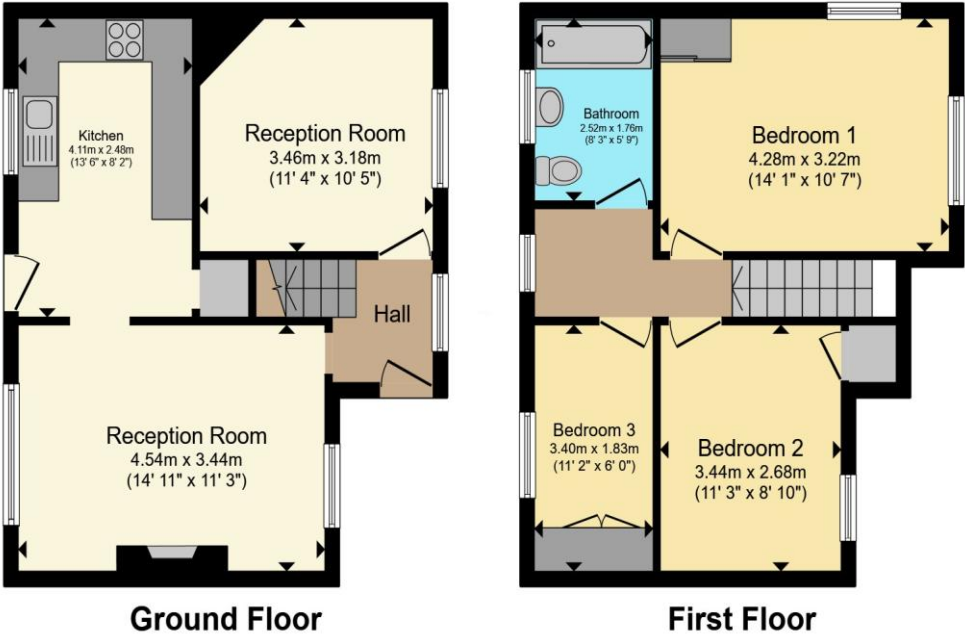
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Floor Plan



Total floor area 83.9 m² (903 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



Approval

Signature		Date
Nicky Price	N Price	23/07/26
Mr R.J. Buxton		