



Navenby Close
Shirley Solihull



Navenby Close Shirley Solihull B90 1LH

for sale guide price
£250,000



Property Description

Welcome to this delightful three-bedroom home in the desirable area of Solihull! Perfect for families, this property features a convenient driveway and a lovely garden, offering both practicality and outdoor enjoyment.

Inside, you'll find three bedrooms, providing ample space for a growing family. The living areas are comfortable and inviting, ideal for both relaxing and entertaining. While the home is perfectly liveable as is, it also presents a fantastic opportunity to add your own personal touch and create a truly bespoke family home.

The garden is a real asset, offering a secure and spacious environment for children to play, as well as a peaceful haven for adults to unwind. Located in a prime Solihull location, this property combines convenience with potential, making it an ideal choice for families looking to settle down. Don't miss the chance to make this wonderful house your new home!"

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 Hallway

Door to front elevation, central heating radiator and under stairs storage.

Sitting Room

14' 4" into bay x 12' 4" into recess (4.37m into bay x 3.76m into recess)
Double glazed bay window to front elevation, central heating radiator, electric fire.

Living Room

11' 3" x 11' 9" (3.43m x 3.58m)
Central heating radiator.

Dining Room

10' 2" x 8' 7" (3.10m x 2.62m)
Double glazed French doors to rear elevation and central heating radiator.

Kitchen

.18' 5" x 6' 9" (5.61m x 2.06m)
Double glazed window and door to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiled flooring, tiling to splash prone areas, space for appliances, space and plumbing for washing machine.

Bedroom One

11' 10" x 12' 1" into recess (3.61m x 3.68m into recess)

Double glazed window to front elevation and central heating radiator.

Bedroom Two

12' 9" x 10' 9" (3.89m x 3.28m)

Double glazed window to rear elevation and central heating radiator.

Bedroom Three

6' 3" x 7' 2" (1.91m x 2.18m)

Double glazed window to front elevation and central heating radiator.

Bathroom

Double glazed window to rear elevation, W.C, wash hand basin, shower, airing cupboard, central heating radiator and water tank.

Rear Garden

Patio area and artificial lawn.

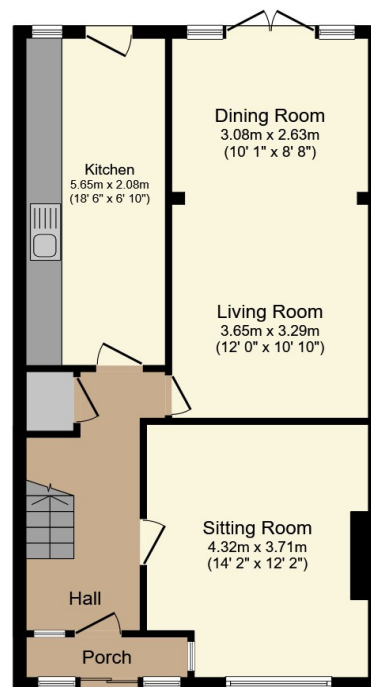
Front Garden

Tarmac driveway providing off road parking.

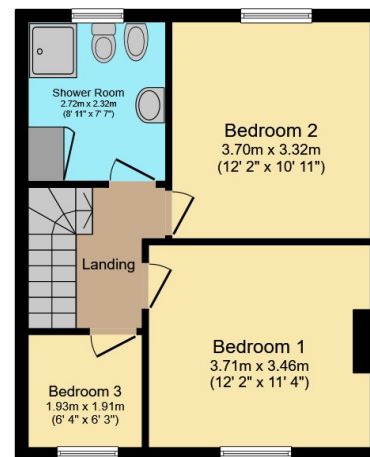








Ground Floor



First Floor

Total floor area 103.9 m² (1,118 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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183 Stratford Road Shirley
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EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHI208762



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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