



Willclare Road, BIRMINGHAM

burchell
edwards



Property Description

****BEING SOLD VIA MODERN METHOD OF AUCTION**** Three-bedroom semi-detached property offering two reception rooms and off-road parking. The property provides excellent potential for extension (subject to planning) and would make a perfect investment opportunity or family home. Ideally located with easy access to the A45, Birmingham Airport, and the NEC, as well as being close to local amenities, good schools, and excellent transport links.

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

Single glazed window and wooden door to front elevation, central heating radiator.

Lounge

Double glazed bay window to front elevation and central heating radiator.

Dining Room

Double glazed window and door to rear elevation and central heating radiator.

Kitchen

Double glazed window and door to rear elevation, double glazed door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, connections for gas cooker and washing machine, tiling to splash prone areas.

Landing

Double glazed window to side elevation and loft access via hatch.

Bedroom One

Double glazed window to rear elevation and central heating radiator.

Bedroom Two

Double glazed window to front elevation and central heating radiator.

Bedroom Three

Double glazed window to front elevation and central heating radiator.

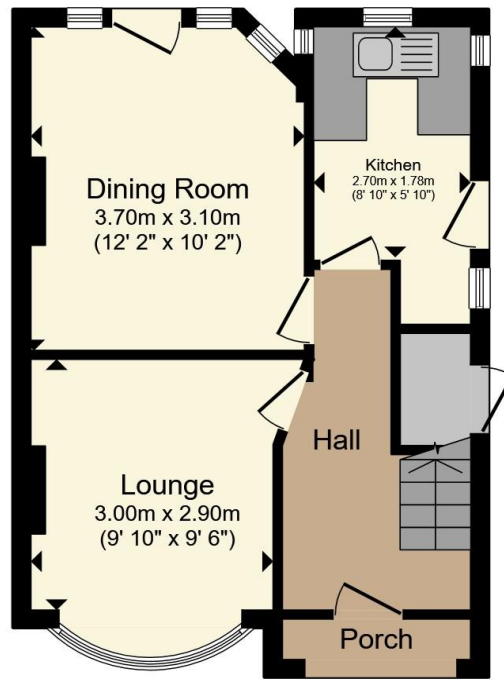
Bathroom

Double glazed window to rear elevation, bath with shower over, W.C, wash hand basin, tiling to splash prone areas.

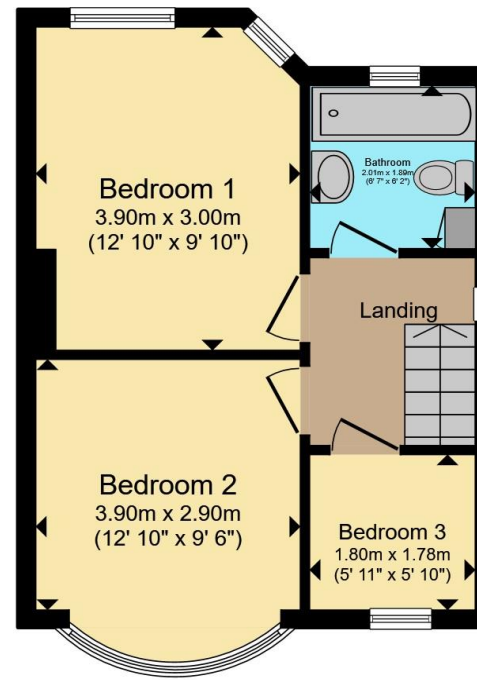








Ground Floor



First Floor

Total floor area 68.4 m² (736 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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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211700



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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