



Heathland Avenue  
Birmingham

burchell  
edwards

# Heathland Avenue Birmingham B34 6LR

for sale guide price  
**£175,000**



## Property Description

Burchell Edwards are delighted to offer this two bedroom semi-detached bungalow, located in the popular area of Shard End Birmingham (B34). This is a fantastic opportunity for couples, those looking to downsize or move to a 'all one one level' accommodation and will be sold with no upward chain!

The property in brief comprises an entrance porch, hallway, study, lounge, kitchen, sun room, two double bedrooms, a shower room and gardens to the front and rear elevations.

Upon arrival you will discover that there is off road parking by way of a driveway and garage.

Situated in close proximity to public transport links, shops and local amenities, this bungalow offers convenience and accessibility for everyday living.

With the additional benefits of double glazing and gas central heating where specified, viewings are definitely recommended to appreciate 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

Double glazed window to front elevation and tiled flooring.

## Entrance Hallway

Loft access via hatch, central heating radiator and carpet.

## Study

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

## Lounge

Double glazed sliding French doors to rear elevation, feature fire place, central heating radiator and carpet.

## Bedroom One

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

## Bedroom Two

Double glazed window to side elevation,



central heating radiator, carpet and cupboard housing central heating boiler.

## Kitchen

Double glazed window to side elevation, door to sun room, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob, integrated oven and grill, tiling to splash prone areas and laminate flooring.

## Sun Room

Two double glazed windows to rear elevation, doors to rear elevation, central heating radiator and laminate flooring.

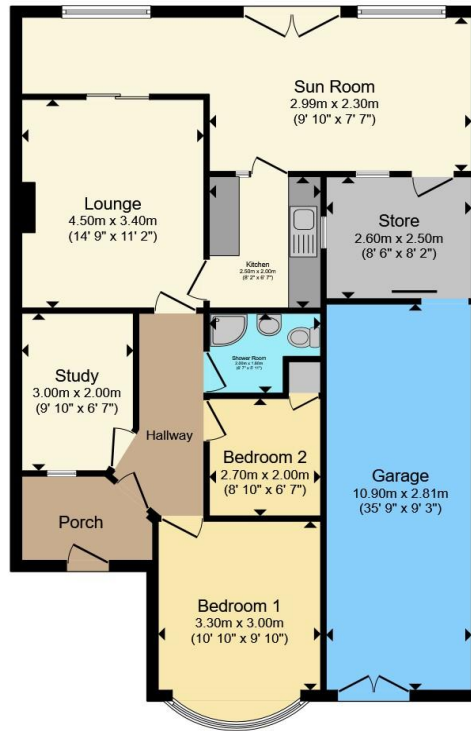
## Shower Room

Double glazed window to side elevation, W.C, wash hand basin with vanity unit, shower cubicle, heated towel rail, tiling to walls and tiled flooring.









Total floor area 102.4 m<sup>2</sup> (1,102 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/CBW211223](http://burchelledwards.co.uk/Property/CBW211223)**



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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