





Property Description

A four bedroom semi-detached property situated in the popular location of Alspath Road in the village of Meriden, with good access to shops, local primary school, park and amenities. The property itself is offered with no upward chain and briefly comprises of entrance hall, lounge, reception room/dining room, kitchen, three double bedrooms and one single and family bathroom. In addition, there are four brick built storage rooms to the side, driveway and garden to the front and good sized enclosed lawned garden to the rear.

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.

Approach

Front door leads through to entrance hall, with understairs storage cupboard, staircase to first floor landing, door through to lounge.

Lounge

With windows to the front and rear, feature fireplace.

Dining / Sitting Room

Double glazed window to the front, feature fireplace.

Kitchen

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer unit, space and plumbing for washing machine, space for fridge, breakfast bar, window to the rear, door through to pantry, door to the side leading to covered area, further UPVC double glazed door to the front, door to the rear leading to garden and four brick built storage cupboards.

First Floor Landing

Staircase rising from the hallway, window to the front, loft hatch giving access to roof space, door through to:

Bedroom One

With window to the front and built in storage cupboard.

Bedroom Two

Window to the front.

Bedroom Three

Window to the rear overlooking garden and built in storage cupboard.

Bedroom Four

Window to the side and built in storage cupboard.

Family Bathroom

Refitted with a white suite comprising of bath with electric shower over and glass screen, low level WC, wash hand basin fitted into vanity unit with mixer tap, heated towel rail, ceramic tiled walls and obscure glazed window to the rear.

Outside

Front Of Property

To the front of the property there a block Pavia driveway providing off road parking and lawned garden to the side.

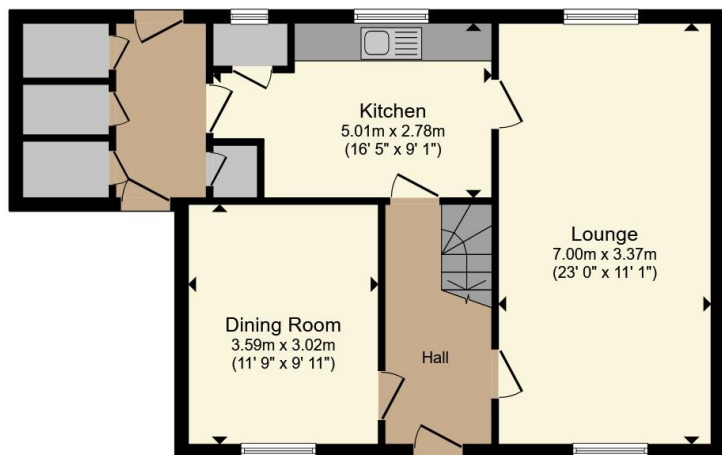
Rear Garden

Good size lawned rear garden, with mature shrubs, borders and patio area.

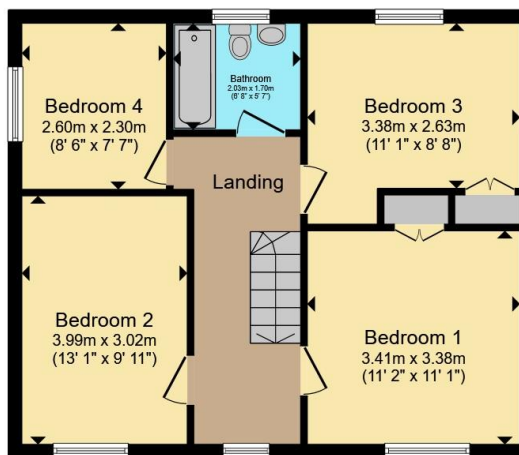
Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved.

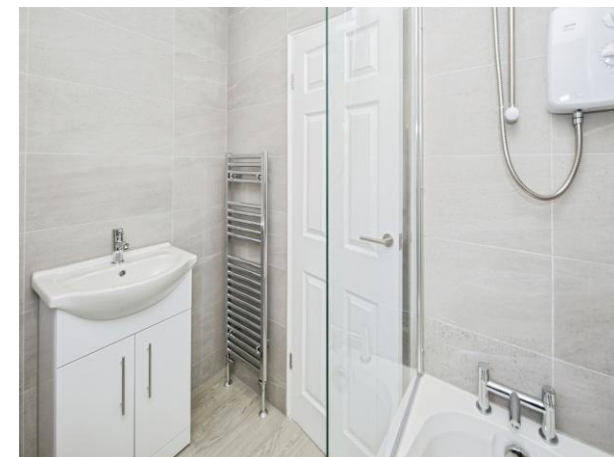




Ground Floor



First Floor



Total floor area 131.9 m² (1,420 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 Atkinson Stilgoe on

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150 Station Road Balsall Common
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EPC Rating: Council Tax
Awaited Band: C

view this property online atkinsonstilgoe.co.uk/Property/BAL106882

Tenure: Freehold



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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