



Gorsefield Road
Birmingham

burchell
edwards

Gorsefield Road Birmingham B34 7AL

for sale guide price
£165,000



Property Description

Burchell Edwards are delighted to bring to market this three-bed semi detached home situated in the popular area of Shard End (B34).

The property will be sold with no upwards chain and offers off-road parking by-way-of a driveway and garage as well as plenty of potential to renovate accordingly. Compromising an entrance hallway, two reception rooms, conservatory, guest WC, three bedrooms and a modern shower room, as well as gardens to both the front & rear.

Located superbly, surrounded by local shops and amenities, as well as great transport links that provide an easy commute into Birmingham Town Centre and other popular destinations.

We anticipate high levels of interest so avoid disappointment by viewing early.

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

Central heating radiator and stairs to first floor accommodation, ceiling light point, meter cupboard.

Lounge

Double glazed bay window to front elevation, feature fireplace. Central heating radiator and ceiling light point, carpet flooring, T.V. point.

Dining Room

Double glazed French door to rear elevation leading to the conservatory. Wooden flooring, central heating radiator and ceiling light point.

Guest W.C

W.C ceiling light point and tiled flooring.

Kitchen

Double glazed window to rear elevation and door to rear elevation leading to the conservatory. Under-stairs pantry, and a range of wall and base units with work surface over incorporating a stainless-steel sink with drainer unit, integrated electric oven and grill, plumbing for washing machine. Ceiling light points and vinyl flooring.

Conservatory

Double glazed window to side and rear elevation, double glazed upvc door to rear elevation, central heating radiator and boarded flooring.

Landing

Double glazed window to side elevation, carpet flooring, ceiling light, airing cupboard and loft access via hatch, storage cupboard.

Bedroom One

Double glazed window to rear elevation, ceiling light point, carpet flooring and fitted wardrobes.

Bedroom Two

Double glazed window to front elevation, ceiling light point, carpet flooring and fitted wardrobes

Bedroom Three

Double glazed window to front elevation, ceiling light point, carpet flooring and central heating radiator.

Shower Room

Double-glazed opaque window to rear elevation. W.C and wash hand basin, heated towel rail, vinyl flooring and spotlights.

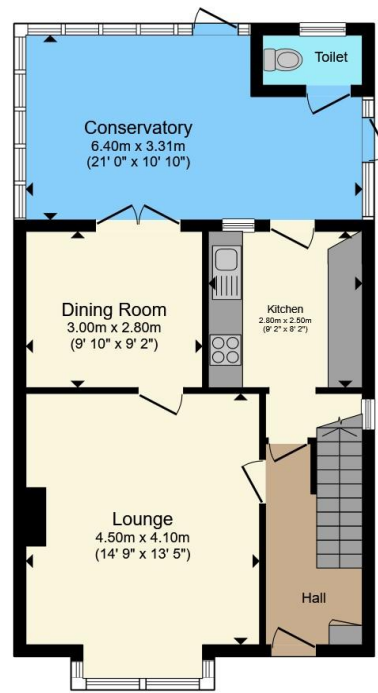
Parking

Driveway with dropped kerb and garage.

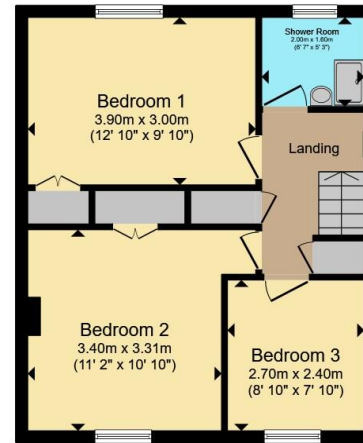








Ground Floor



First Floor

Total floor area 109.3 m² (1,176 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

T 0121 749 7888
E castlebromwich@burchelledwards.co.uk

2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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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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