



Repton Road, Birmingham



Property Description

A fantastic opportunity to purchase this well-presented three-bedroom home on Repton Road, offered to the market with NO UPWARD CHAIN. Benefitting from a private driveway, the property is ideal for first-time buyers, families, or investors seeking a ready-to-go purchase.

The accommodation includes a bright and spacious lounge, a fitted kitchen with ample storage, three generously sized bedrooms, and a family bathroom. The rear garden provides a great outdoor space for relaxing or entertaining.

Located in a popular residential area with convenient access to local amenities, schools, and transport links, this property offers excellent value and strong long-term potential.

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

Driveway to the front with dropped curb.

Lounge

Double glazed bay window to front aspect, central heating radiator and under stair storage.

Kitchen

Central heating radiator, a range of wall and base units, double sink with mixer tap, door to lean to

Lean To

Window and door to the rear garden.

Ground Floor Bathroom

Window to rear aspect, central heating radiator, low level WC, bath and wash hand basin.

Bedroom One

Double glazed window to front aspect and central heating radiator.

Bedroom Two

Double glazed window to rear aspect and central heating radiator.

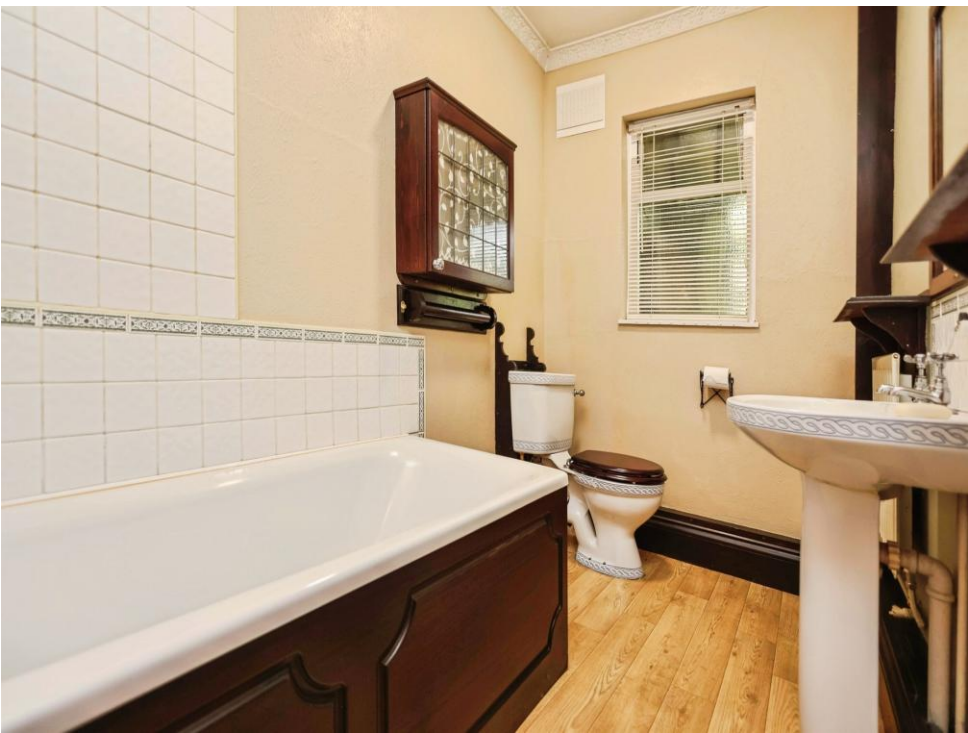
Bedroom Three

Double glazed window to side aspect, central heating radiator.

Garden

A mature private lawned garden.







Total floor area 89.6 m² (964 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: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211675



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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