



Impey Road
Birmingham

burchell
edwards

Impey Road Birmingham B31 2PB

for sale guide price
£100,000



Property Description

This modern and well-presented two-bedroom flat is situated in the popular B31 area of Birmingham, offering stylish, low-maintenance living ideal for first-time buyers, professionals, or investors. Presented in good condition throughout, the property benefits from a bright and spacious open-plan living and dining area, providing the perfect space for both relaxing and entertaining.

The accommodation also comprises a contemporary fitted kitchen, two well-proportioned bedrooms, and a modern family bathroom. Thoughtfully designed, the flat offers a practical layout with ample natural light and comfortable living space throughout.

Conveniently located, the property enjoys easy access to a range of local amenities, including shops, supermarkets, schools, and leisure facilities. Excellent public transport links and nearby road networks provide straightforward connections to Birmingham city centre and surrounding areas, making it an ideal choice for commuters.

A fantastic opportunity to acquire a modern home in a well-connected and sought-after location. Early viewing is highly recommended.

Agents note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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

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

Lounge

Two double glazed windows to front elevation, double glazed door to side elevation leading to Juliet balcony, central heating radiator and carpet.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, electric oven, integrated fridge freezer, vinyl flooring and central heating boiler.

Bedroom One

Double glazed door to rear elevation to Juliet balcony, central heating radiator and carpet.

Bedroom Two

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

Bathroom

Bath with shower over, W.C, wash hand basin, central heating radiator, tiling to splash prone areas.

Parking

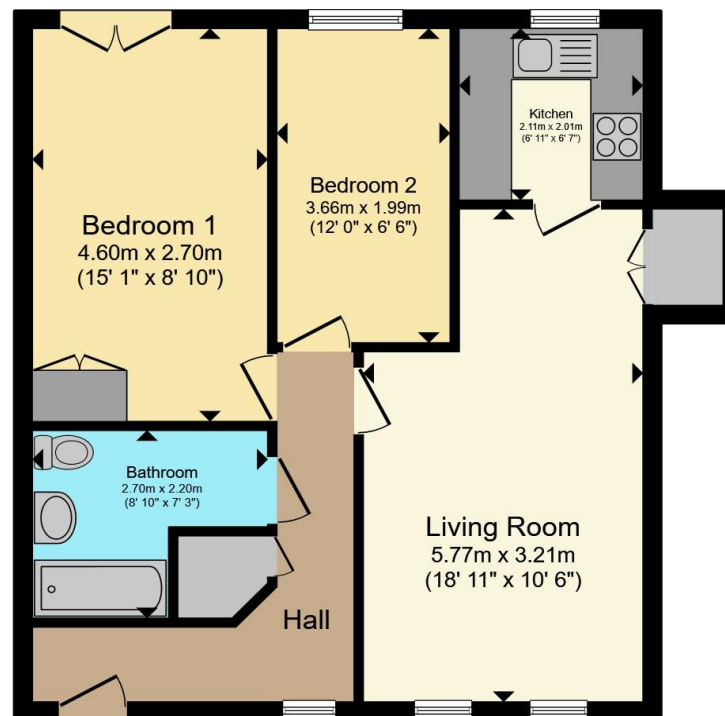
One allocated parking space.

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Total floor area 56.2 m² (605 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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2-4 Hurst Lane
 BIRMINGHAM B34 7HR

EPC Rating: C Council Tax
 Band: B

Service Charge:
 1125.00

Ground Rent:
 100.00

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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