

Orchard Rise
Birmingham

burchell edwards

Orchard Rise
Birmingham B26 1QT

for sale guide price
£60,000







Property Description

A well-presented one-bedroom first-floor maisonette offering bright, modern living throughout. The property features an open-plan living room and kitchen, creating a sociable and contemporary space ideal for relaxing or entertaining. The spacious double bedroom includes its own ensuite shower room, providing comfort and privacy.

An extended lease on completion adds long-term security and makes this an attractive option for first-time buyers, downsizers, or investors seeking a low-maintenance home in a convenient location.

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 door to front elevation and stairs to first floor accommodation.

Lounge

Two double glazed windows to front elevation, storage heater and storage cupboard.

Kitchen

Double glazed window to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric oven and hob with cooker hood over, washing machine, tiling to splash prone areas.

Landing

All doors off.

Bedroom

Double glazed window to rear elevation, storage heater, fitted storage and built in storage.

Shower Room

Double glazed window to rear elevation, shower cubicle with electric shower, W.C and wash hand basin.

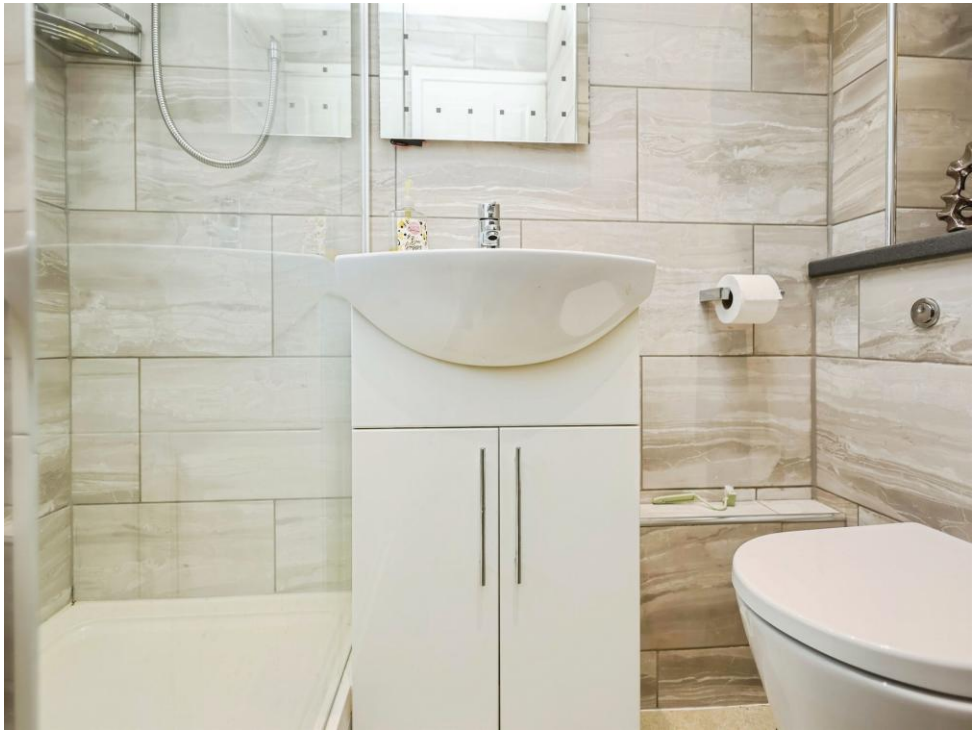






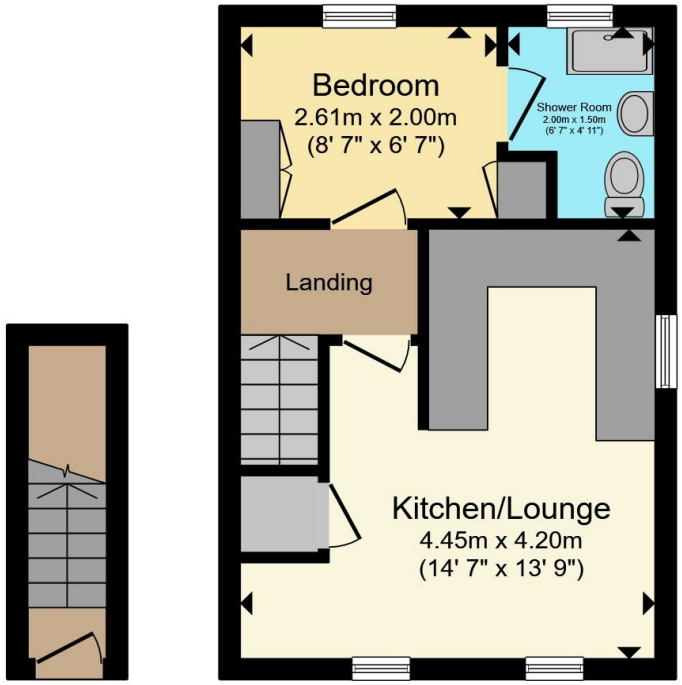












Total floor area 30.2 m² (325 sq.ft.) approx

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: C | Council Tax Band: A | Service Charge: Ask Agent | Ground Rent: 75.00 | Tenure: Leasehold

view this property online burchelledwards.co.uk/Property/SHL211619

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1991. Should you require 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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