



Anstey Croft, Fordbridge, Birmingham



Property Description

Burchell Edwards are delighted to bring to market this three bedroom semi-detached home, situated in a quiet cul-de-sac in the Fordbridge area of Birmingham (B37).

This property makes an ideal purchase for a growing family or first time buyers alike, offering a comfortable living space that in brief comprises a lounge, dining room, kitchen, family shower room, three bedrooms and a private rear garden with gated side access.

Superbly located with fantastic transport links, nearby to shops/amenities and falling within a great catchment area for local Schools, offering easy transport links to the M6 Motorway/ commute into Birmingham Town Centre.

With the additional benefits of double glazing and gas central heating throughout, we strongly recommend that viewing this property is a must to appreciate the space and accommodation available. Do not leave it too long as we anticipate high viewing interest.

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, carpet and stairs to first floor accommodation.

Lounge

Double glazed window to front elevation, two central heating radiators, feature fire place and carpet.

Dining Room

Double glazed patio doors to rear elevation, central heating radiator, vinyl flooring and stairs to first floor accommodation.

Kitchen

Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for washing machine, vinyl flooring and tiling to splash prone areas.

Landing

Double glazed window to side elevation, loft access via hatch and carpet.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Shower Room

Double glazed window to rear elevation, W.C, wash hand basin, shower cubicle, central heating radiator, vinyl flooring.

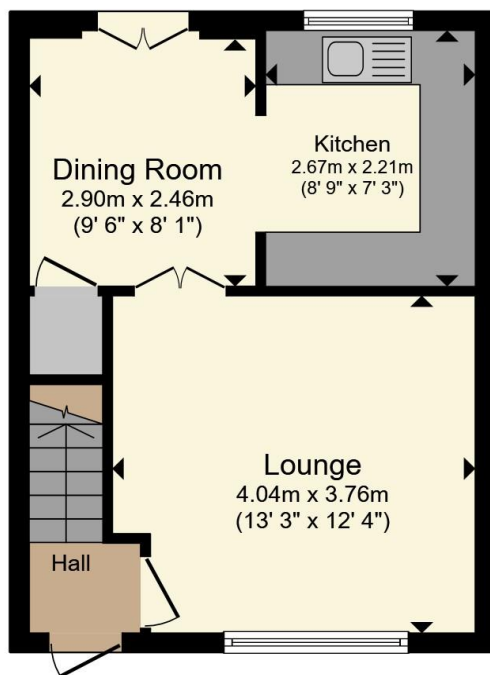
Front Garden

Tarmac driveway providing off road parking.

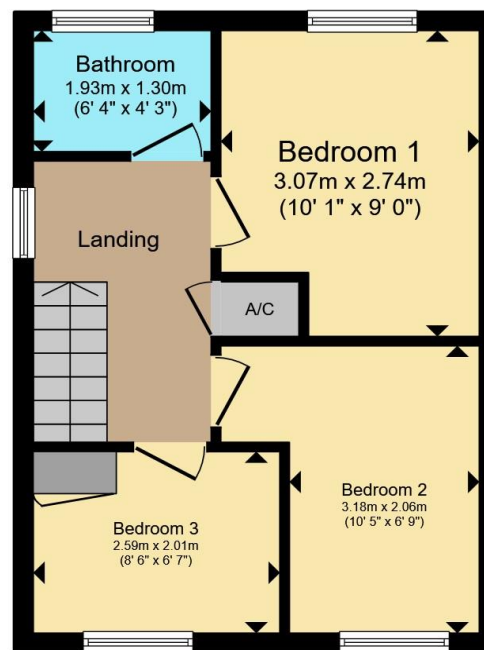








Ground Floor



First Floor

Total floor area 64.4 m² (693 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: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211347



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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