



Harvard Road, SOLIHULL

burchell
edwards



Property Description

Situated on the sought-after Harvard Road, this home offers in one of Solihull's most desirable neighbourhoods. Featuring a spacious lounge, kitchen, generous bedrooms, and a private rear garden, it's perfectly suited for families or professionals who can add their own stamp to the property. With excellent schools, transport links, and Solihull town centre all close by, this property delivers convenience, comfort, and an exceptional lifestyle. CALL US ON 0121 742 1725 BEFORE ITS TOO LATE!!!

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 under stairs storage cupboard.

Lounge

Single glazed bay window to front elevation, central heating radiator, carpet and electric fire.

Dining Room

Central heating radiator and laminate flooring.

Kitchen

Single glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, tiling to splash prone areas and central heating boiler housed.

Conservatory

Single glazed windows to rear and side elevations and door to side elevation.

Landing

Single glazed window to side elevation and loft access via hatch.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Single glazed window to rear elevation, bath with shower over, wash hand basin, central heating radiator.

Separate W.C

Single glazed window to side elevation and W.C.

Front Garden

Block paved driveway providing off road parking, access to garage and laid to lawn.

Rear Garden

Slabbed patio, laid to lawn, wooden storage shed and access to garage.

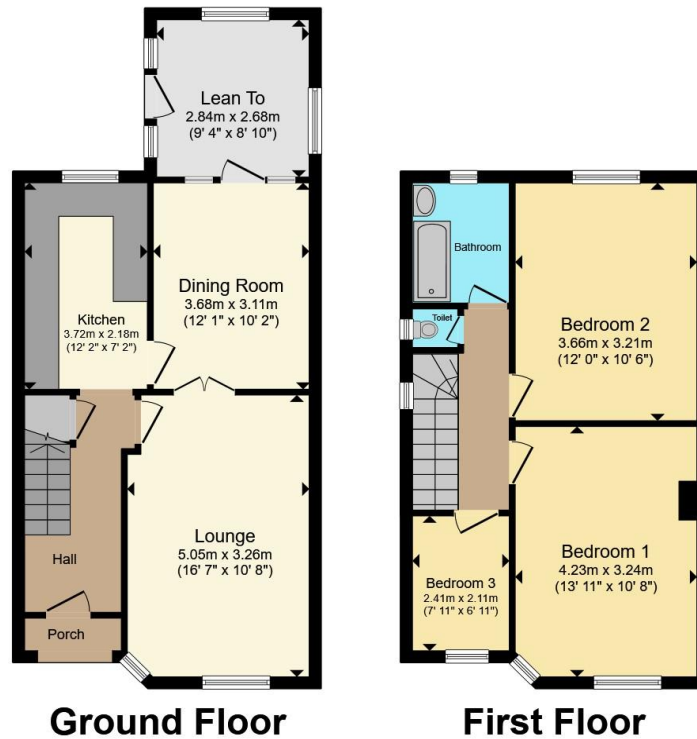
Garage

Wooden door, power and lighting.









Total floor area 94.3 m² (1,015 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 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
 BIRMINGHAM B26 3JH

EPC Rating: Council Tax
 Awaited Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211424



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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