



Rectory Park Road, BIRMINGHAM

burchell  
edwards



## Property Description

A three bedroom family home comprising of a generous lounge, dining room with bay window views, a fitted kitchen with an abundance of storage and a conservatory that outlooks onto a well maintained rear garden. Upstairs the property is afforded two spacious double bedrooms and a single room ideal for a child or a home office, to compliment the configuration upstairs there is also a well appointed family bathroom.

This is a wonderful chance to secure a family home in one of Sheldon's sought-after roads, offering superb connectivity whether you're travelling by bus, car, train or even air. Daily essentials and a variety of local conveniences are also just moments away, making it an ideal location for a family to start their next chapter.

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.

## Approach

Block paved driveway, steps leading to entrance porch.

## Hallway

Ceiling light point, radiator

## Lounge

16' 4" max x 9' 10" max ( 4.98m max x 3.00m max )  
Double glazed to conservatory, ceiling light point, radiator, fireplace, wall light.

## Dining Room

10' 10" max x 9' 10" max ( 3.30m max x 3.00m max )  
Double glazed bay window to front aspect, ceiling light point, radiator

## Kitchen

14' 2" max x 6' 2" max ( 4.32m max x 1.88m max )  
Fitted kitchen with integrated hob, integrated oven, plumb space for washing machine, double glazed window to rear aspect, ceiling light point, door leading to

## Conservatory

10' 10" max x 9' max ( 3.30m max x 2.74m max )  
Double glazed to side aspects, French doors leading to rear garden

## Landing

Double glazed window to side aspect, ceiling light point, doors leading to all rooms

## Bedroom One

12' 6" max x 10' 11" into bay ( 3.81m max x 3.33m into bay )  
Double glazed bay window to front, ceiling light point, radiator, fitted storage

## Bedroom Two

12' 6" max x 9' 8" max ( 3.81m max x 2.95m max )  
Double glazed window to rear, ceiling light point, radiator

## Bedroom Three

6' 7" max x 5' 7" max ( 2.01m max x 1.70m max )  
Double glazed window to rear, ceiling light point, radiator

## Bathroom

Obscure double glazed window to rear, wash basin, WC, extractor, bath with overhead shower, radiator, ceiling light point

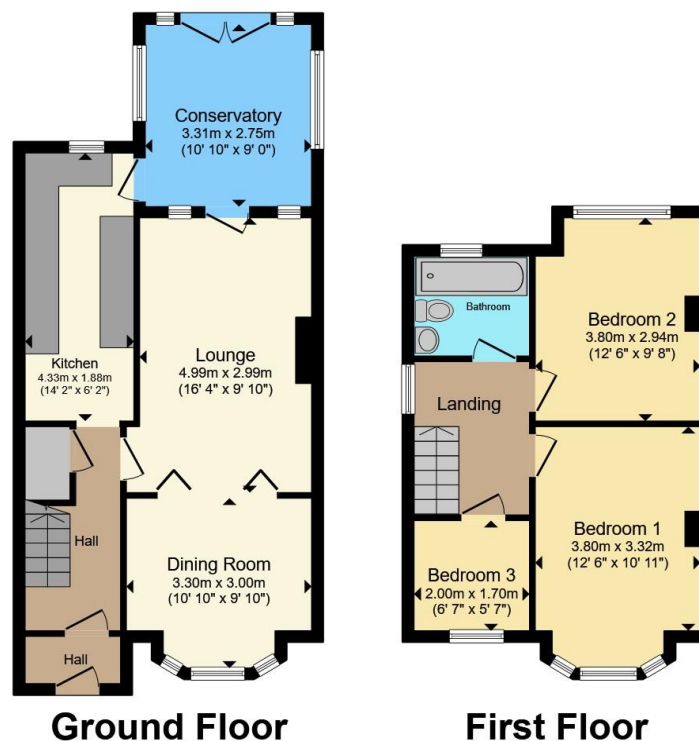
## Garden

Patio area with pathway leading to outbuilding, laid lawn, trees and plants to boarder









Total floor area 91.5 m<sup>2</sup> (985 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: E Council Tax  
Band: B

Tenure: Freehold

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