



Wood End Lane, Birmingham







## Property Description

This modernised two-bedroom bungalow on Wood End Lane has been renovated throughout to a high standard and specifically adapted for wheelchair accessibility, making it an ideal option for buyers seeking comfort, practicality, and single-level living. Offered freehold and with no onward chain, the property features a large open-plan kitchen/living space, two spacious bedrooms, and a fully fitted wet room-all finished with ease-of-access and mobility in mind.

Internally, the home benefits from wide internal doorways, level thresholds, and generous room sizes to allow easy navigation throughout. The stylish kitchen is equipped with contemporary units and integrated appliances, flowing seamlessly into the living and dining space. The wet room has been designed with safety and functionality at the forefront, including grab rails, shower screens, and a low-maintenance tiled finish.

Both double bedrooms are bright and neutrally decorated, with the master enjoying a triple window aspect and ample space for additional mobility equipment or furnishings.

Externally, the frontage is fully block-paved offers off-road parking.

## 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.

## Lounge/ Diner

17' 6" x 14' 2" ( 5.33m x 4.32m )

Spacious central living area with wide layout, window to front, open-plan flow into the kitchen. Kitchen includes with integrated double oven, hob, extractor, and generous worktop space. Easily accessed from the living room. and accessible circulation space.

## Kitchen

16' 9" x 7' 11" ( 5.11m x 2.41m )

## Bedroom One

12' 10" x 10' 2" ( 3.91m x 3.10m )

Large double bedroom with triple window aspect to the front. Wide enough for hospital bed or additional care equipment if required.

## Bedroom Two

9' 2" into max x 12' ( 2.79m into max x 3.66m )

Second double bedroom, neutrally decorated, ideal as guest room, office, or live-in carer accommodation

## Bathroom

Fully adapted wet room with walk-in shower, hand rails, WC, sink basin, and anti-slip flooring. Skylight provides natural light.













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.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 0121 373 6320**  
**E [erdington@burchelledwards.co.uk](mailto:erdington@burchelledwards.co.uk)**

Unit 3 Queens Court, Gravelly Hill Erdington  
 BIRMINGHAM B23 6BJ

EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/ERD207845](http://burchelledwards.co.uk/Property/ERD207845)**



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: ERD207845 - 0002