



Neville Road, Erdington, Birmingham

burchell
edwards

Neville Road, Erdington, Birmingham, B23 7SA

for sale guide price
£140,000



Property Description

This traditional three-bedroom terraced home occupies a popular residential position on Neville Road and offers well-proportioned accommodation across two floors, making it an ideal purchase for families, first-time buyers, or investors looking to add value. The property has been well maintained but also presents clear scope for modernisation, allowing a buyer to personalise and improve over time.

The ground floor is arranged around a central hallway which gives access to a generous front lounge featuring a curved bay window that provides excellent natural light. To the rear, a separate dining room offers a defined space for family dining and entertaining, with direct access through to the kitchen. This layout provides a practical flow while retaining distinct living areas, something increasingly sought after in traditional homes.

Upstairs, the first floor offers three bedrooms, including two well-sized doubles and a third bedroom ideal as a child's room, home office, or dressing room. The accommodation is completed by a family bathroom positioned off the landing. Externally, the property benefits from front and rear gardens, with the rear garden offering a good level of privacy and usable outdoor space.

Situated within easy reach of local amenities, schools, transport links, and commuter routes into Birmingham City Centre, this property represents a solid, well-located home with strong fundamentals and future potential.

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.

Hall

Provides access to both reception rooms and the staircase to the first floor.

Lounge

A spacious front reception room featuring a curved bay window, allowing for ample natural light and flexible furniture placement.

Dining Room

Positioned to the rear of the property, offering a defined dining space with access to the kitchen, ideal for family meals or entertaining.

Kitchen

Positioned to the rear of the property, offering a defined dining space with access to the kitchen, ideal for family meals or entertaining.

Landing

Provides access to all bedrooms and the bathroom.

Bedroom One

A generous double bedroom located to the front of the property.

Bedroom Two

A second well-proportioned double bedroom, offering comfortable accommodation.

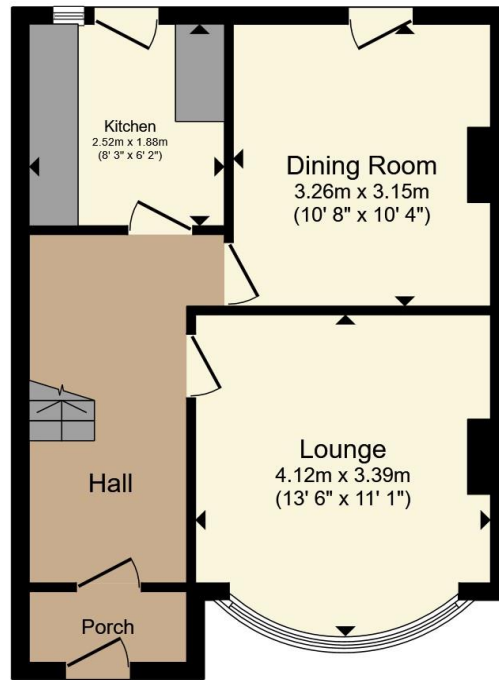
Bedroom Three

A versatile third bedroom suitable for a child's room, home office, or study.

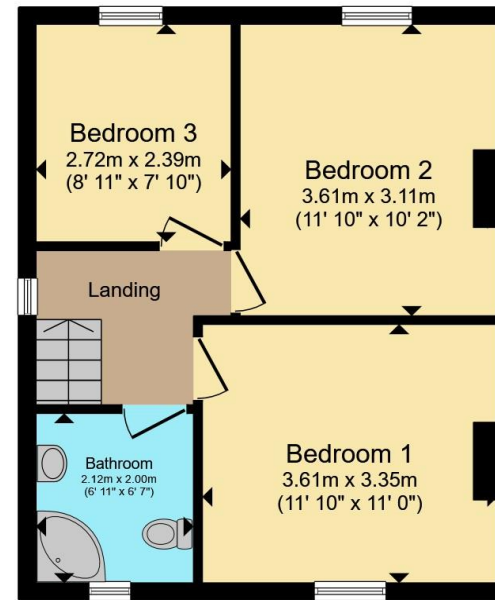








Ground Floor



First Floor

Total floor area 82.0 m² (883 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: D Council Tax
Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/ERD207691



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