



Maryland Avenue, Birmingham





Property Description

Burchell Edwards are delighted to bring to market this three bedroom semi detached house, situated in the very popular Hodge Hill area of Birmingham (B34).

This home may be in need of some modernisation but is very clean and tidy, providing spacious living accommodation throughout and would make the ideal purchase for a growing family.

The property in brief comprises an entrance porch, hallway, through lounge/diner, enclosed veranda, kitchen, side access with utility space, three bedrooms and a family shower room.

Offering great transport links and nearby to local schools, shops and amenities, homeowners will also discover a garage to the rear garden as well as a low maintenance foregarden at the front.

We would recommend a viewing to be essential in order to appreciate the space and accommodation available.

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 Porch

Double glazed surround and vinyl flooring.

Entrance Hallway

Double glazed window to side elevation, central heating radiator, cupboard housing meters, stairs to first floor accommodation and carpet.

Through Lounge

Double glazed bay window to front elevation, single glazed French doors to rear elevation, windows to rear elevation, two central heating radiators, gas fire place, carpet.

Enclosed Veranda

Double glazed window and sliding patio doors to rear elevation, vinyl flooring.

Kitchen

Single glazed window to rear elevation, door to side elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, electric hob with extractor, electric cooker, tiling to splash prone areas, vinyl flooring and central heating boiler housed.

Utility Area/ Side Access

Double glazed window to side elevation, door to side elevation, sink with drainer unit, vinyl flooring, space and plumbing for washing machine.

Landing

Double glazed window to side elevation and carpet.

Bedroom One

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

Bedroom Two

Double glazed window to rear elevation, central heating radiator, carpet, loft access via hatch and built in wardrobes.

Bedroom Three

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

Shower Room

Double glazed window to rear elevation, W.C, vanity wash hand basin, shower cubicle, loft access via hatch and vinyl flooring.

Front Garden

Gate opening to paved fore garden with flower beds and a side passage to the rear.

Rear Garden

Patio area, laid to lawn, brick built storage shed, access to garage, trees and shrubs, outside tap and gated rear access.









Total floor area 106.9 m² (1,151 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
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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211082



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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