



Cooks Lane
Birmingham

burchell
edwards

Cooks Lane Birmingham B37 6NP

for sale guide price
£210,000



Property Description

A fantastic opportunity to acquire this three-bedroom semi-detached home, offering excellent potential for improvement and modernisation throughout.

Situated in a popular residential location in the Kingshurst area of Birmingham, benefiting from spacious accommodation including an entrance hall, through lounge, kitchen, three well-proportioned bedrooms, and a family bathroom.

Externally, the property boasts a driveway and a garage that provides off-road parking for homeowners. To the rear is a private and enclosed garden, offering a plenty of outdoor space with scope for landscaping and enhancement.

The property may be in need of some modernisation throughout but presents an ideal opportunity for buyers looking to create a home tailored to their own tastes and specifications. Offered with great potential, early viewing is highly recommended.

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.

Entrance Hallway

Stairs to first floor accommodation and under stairs storage cupboard, carpet flooring and wall lights.

Lounge

Double-glazed Bay window to front elevation. Double glazed French door to rear elevation leading to the garden. Carpet flooring, feature fireplace and four wall lights.

Kitchen

Double-glazed opaque window to rear elevation and door to rear elevation leading to the garden. Ceiling lights points, carpet-tiled flooring. Space and plumbing for washing machine and central heating radiator.

Landing

Double glazed opaque window to side elevation. Carpet flooring and loft access via hatch. Wall lights and airing cupboard.

Bedroom One

Two double-glazed windows to rear elevations. Ceiling light points, central heating radiator, and carpet flooring.

Bedroom Two

Double-glazed Bay window to front elevation. Ceiling light points and central heating radiator, carpet flooring.

Bedroom Three

Double-glazed window to front elevation. Ceiling light points and central heating radiator, carpet flooring.

Bathroom

Double-glazed opaque window to rear elevation. W.C, wash hand basin, bath, ceiling light point and exposed floorboards.

Front Garden

Trees and shrubs.

Rear Garden

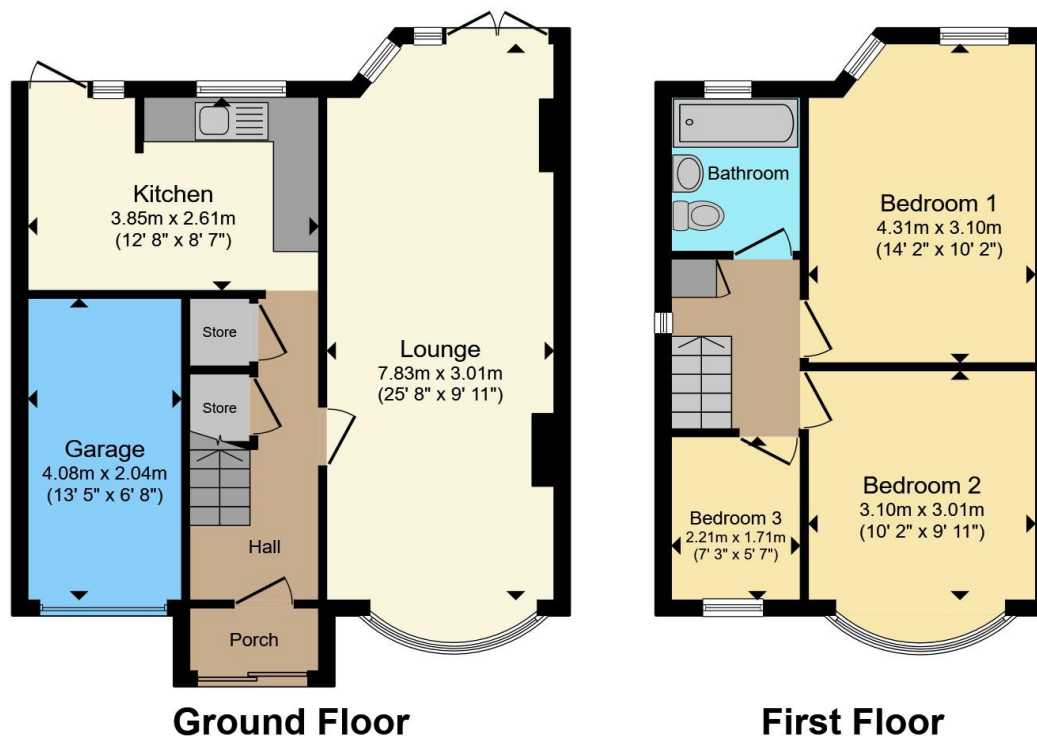
Paved patio area, shrubs and trees. Fenced boundaries.

Parking

Driveway and garage.







Total floor area 86.9 m² (935 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

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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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