

Fernhill Road
Solihull

burchell edwards

Fernhill Road
Solihull B92 7RT

for sale guide price
£410,000







Property Description

Situated in the highly sought-after area of Olton, Solihull, this well-presented three-bedroom detached bungalow offers spacious and versatile accommodation, ideal for families, downsizers, or those seeking single-storey living in a convenient residential location.

The property is approached via a generous driveway providing off-road parking for numerous vehicles and leads to a attached garage, offering excellent storage or workshop potential.

Internally, the accommodation comprises a welcoming entrance hallway, a spacious lounge perfect for relaxing and entertaining, a fitted kitchen with ample storage and workspace, and three well-proportioned bedrooms. A family bathroom completes the internal layout.

The bungalow benefits from a private rear garden, providing a wonderful outdoor space for gardening, entertaining guests, or simply enjoying the surroundings.

Positioned close to a range of local amenities, reputable schools, and excellent transport links, including Olton Train Station and nearby motorway connections, this property offers both comfort and convenience.

Viewing is highly recommended to fully appreciate the space, potential, and desirable location this lovely home has to offer.

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 Hall

Wall lights, wall sockets, radiator

Bedroom Three

12' 6" x 8' 3" (3.81m x 2.51m)

Double glazing to front, ceiling light, wall sockets, storage, radiator

Bedroom Two

12' 5" x 9' 10" (3.78m x 3.00m)

Double glazing to side, ceiling light, radiator, wall sockets

Bathroom

9' 1" x 8' 5" (2.77m x 2.57m)

Obscure window to side, bath with shower, mirrored storage, wash hand basin, w.c, radiator

Kitchen/Diner

.18' 7" x 10' 6" (5.66m x 3.20m)
Double glazing to rear, sliding door and side door leading to garden, strip lighting, wall and base units

Bedroom One

14' 6" x 12' 6" (4.42m x 3.81m)
Double glazing to rear, ceiling light, radiator, wall sockets

Living Room

14' 3" x 12' 6" (4.34m x 3.81m)
Double glazing to front, ceiling light, wall sockets, radiator, wall lights

Garage

Access to side







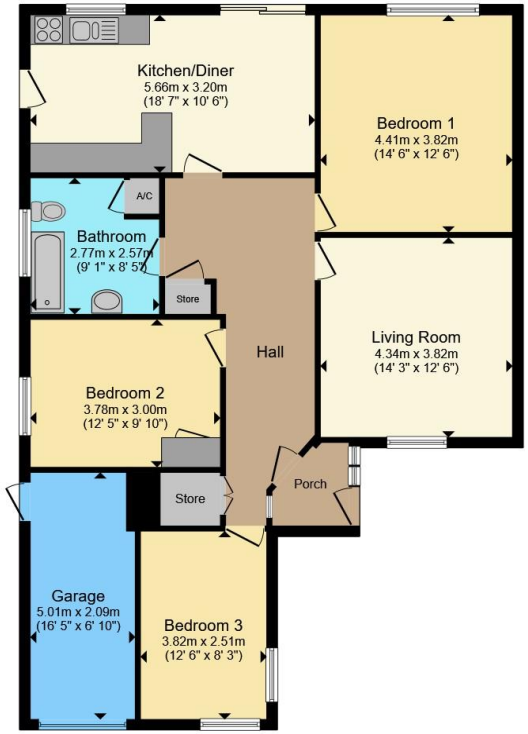












Total floor area 111.8 m² (1,203 sq.ft.) approx

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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29 High Street
SOLIHULL B91 3SN

EPC Rating: C

Council Tax Band: D

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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