

# Property details approval form

25 Birkenshaw Road, BIRMINGHAM, West Midlands, England, B44 8UL

Date: 29 April 2026

Property Ref and Version: GBR312832 - 0001

Not for marketing purposes INTERNAL USE ONLY

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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guide price £180,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: D
- > Sale by Modern Auction (T&Cs apply)
- > Subject to an undisclosed Reserve Price
- > Buyers fees apply
- > 2 BEDROOMS
- > THROUGH LOUNGE
- > 1 BATHROOM
- > MODERN KITCHEN
- > VACANT
- > REAR GARDEN ACCESS
- > SEMI DETACHED

## ○ Short Description

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\*\*\* 2 BEDROOMS\*\*\* SPACIOUS THROUGH LOUNGE\*\*\* NO CHAIN\*\*\*

## ○ Long Description

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Set on a charming tree-lined street, this inviting semi-detached home on Birkenshaw Road offers space, light, and versatility in equal measure.

Step inside to a bright, open-plan living and dining area, filled with natural light from the bay window, side window, and double doors opening onto the garden-perfect for both relaxing and entertaining. There's also handy under-stairs storage with potential to convert into a downstairs WC.

The modern fitted kitchen extension is both stylish and practical, featuring ample units, a breakfast bar, and direct garden access.

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Upstairs, you'll find two generous double bedrooms. The main bedroom offers dual windows, built-in storage, and flexibility to reconfigure or add an ensuite. A contemporary shower room completes the first floor.

Outside, the standout south-facing garden provides a private retreat with a patio, lawn, mature greenery, and rear access-plus potential for off-road parking.

Ideal for first-time buyers, couples, small families, or investors, this home combines comfort, potential, and a convenient location close to local amenities and transport links.

Don't miss your chance to make it yours-viewing is highly recommended.

## ○ Directions

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## ○ Agents Note

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## ○ Room Description

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### **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.

### **Through Lounge**

24' 5" x 15' ( 7.44m x 4.57m )

### **Kitchen**

11' 10" x 9' 1" ( 3.61m x 2.77m )

### **Bedroom 1**

12' x 10' 11" ( 3.66m x 3.33m )

### **Bedroom 2**

11' x 9' ( 3.35m x 2.74m )

### **Shower Room**

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## ○ Property Images



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## ○ Property Images

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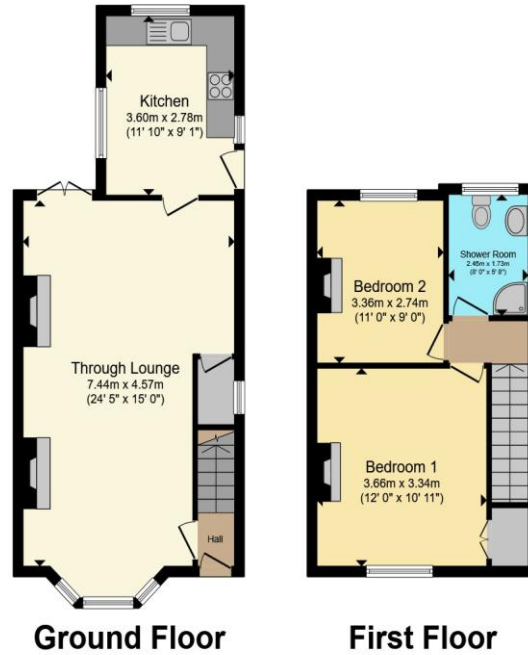
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## ○ Floor Plan



Total floor area 79.2 m<sup>2</sup> (853 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](http://www.propertybox.io)

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## ○ Approval

Signature

Date

	Signature	Date
Shiggy Ahmadzadeh		
Mr M.I. Mahmood		