



Richmond Road, Stechford, Birmingham

burchell
edwards



Property Description

A well-located three-bedroom property on Richmond Road, Birmingham, offered with no upward chain and ideal for buyers seeking convenience and space. The home features two generous reception rooms, a practical kitchen, and three well-proportioned bedrooms. Outside, a private rear garden provides a peaceful retreat perfect for relaxing or entertaining.

Positioned just steps from local shops and within easy reach of Birmingham City Centre, this property offers excellent access to transport links, amenities, and everyday essentials. A strong opportunity for first-time buyers, families, or investors.

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.

Approach

Slabbed patio pathway leading to property with lawned grass to the side.

Hallway

central heating radiator, stairs rising to the first floor and a door into:

Lounge

Upvc double glazed bay window to front elevation, a central heating radiator, ceiling light point.

Dining Room

Upvc double glazed bay window to rear elevation, a central heating radiator

Kitchen

A range of wall and base units with work surfaces over, incorporating a single bowl sink and drainer with mixer tap, upvc double glazed window to rear and door to inner hall and garden, plumbing and space for a washing machine.

Landing

Upvc double glazed window to side elevation and loft access.

Bedroom One

Upvc double glazed bay window to front elevation, a central heating radiator.

Bedroom Two

Upvc double glazed window to rear elevation, a central heating radiator and a ceiling light point.

Bedroom Three

Upvc double glazed window to front elevation, ceiling light point, a central heating radiator.

Bathroom

Double glazed window to rear elevation, close coupled dual flush W.C, wash hand basin with mixer tap and storage, 'P' shaped shower bath with electric shower.

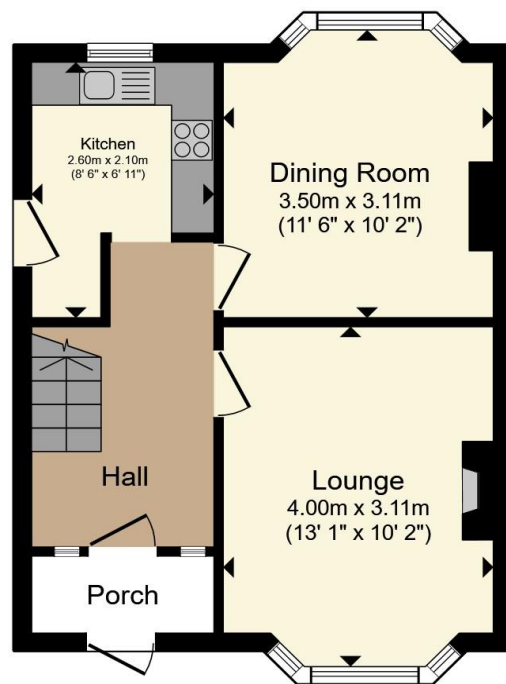
Garden

Grass Lawn with rear access.

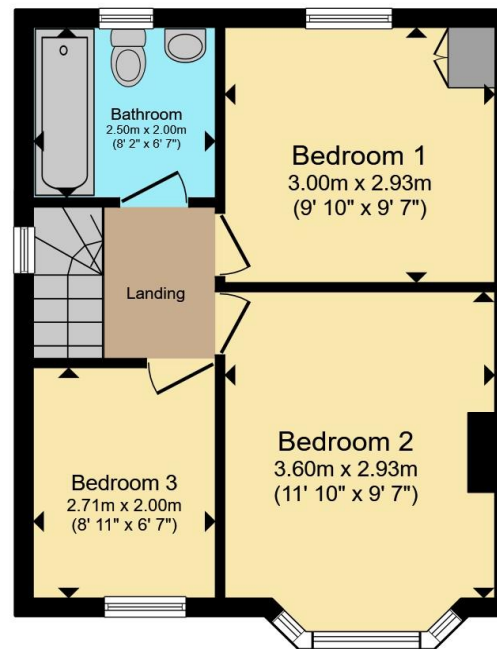








Ground Floor



First Floor

Total floor area 71.0 m² (764 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

T 0121 742 1725
E sheldon@burchelledwards.co.uk

2208 Coventry Road Sheldon
 BIRMINGHAM B26 3JH

EPC Rating: Council Tax
 Awaited Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SHL211705



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.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SHL211705 - 0005