





Property Description

****Please note this property is open to both cash and mortgage buyers****

A lovely and surprisingly spacious three bedroom semi-detached property in the sought after Balsall Common, less than a mile from the Outstanding Balsall Common Primary School and Heart of England Secondary. With the village right on the doorstep, Berkswell Station minutes down the road and easy access to the NEC and Birmingham International; this fantastic family home really is in the perfect position. Briefly comprising entrance hallway, lounge, kitchen, utility, three bedrooms and shower room, in addition there is driveway providing off road parking, private rear garden and garage. No upward chain

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

Front door leads to:

Entrance Hallway

Staircase rising to the first floor, storage cupboard and Karndean flooring.

Lounge

14' x 11' 4" (4.27m x 3.45m)

Feature fireplace with freestanding electric fire fitted, Karndean flooring.

Kitchen

12' 1" x 10' 7" (3.68m x 3.23m)

Fitted with a range of base and wall mounted units with complementary work surfaces, stainless steel sink and drainer with mixer tap, electric freestanding oven and hob, space and plumbing for dishwasher, space for fridge and freezer and window to the rear overlooking garden.

Utility

12' 11" Max x 6' 10" (3.94m Max x 2.08m)

Fitted with base units with complementary work surfaces and storage cupboards , stainless steel sink and drainer unit with mixer tap, space and plumbing for automatic washing machine and window to the rear overlooking garden.

First Floor Landing

Staircase rising from the entrance hall, airing cupboard providing storage space, loft hatch giving access to part boarded loft space with light.

Master Bedroom

14' x 10' 9" Max (4.27m x 3.28m Max)

Fitted wardrobes providing hanging and shelving space, window to the front.

Bedroom Two

12' 1" x 10' 9" Max (3.68m x 3.28m Max)

Fitted wardrobes providing hanging and shelving space, window to the rear overlooking garden.

Bedroom Three

9' 11" Max x 7' 6" Max (3.02m Max x 2.29m Max)

Built-in wardrobes providing hanging and shelving space, window to the front.

Shower Room

Fitted with low level WC, wash hand basin, shower with shower tray and screen, heated towel rail and obscure window to the rear.

Outside

Front Of Property

Gravel driveway providing off road parking.

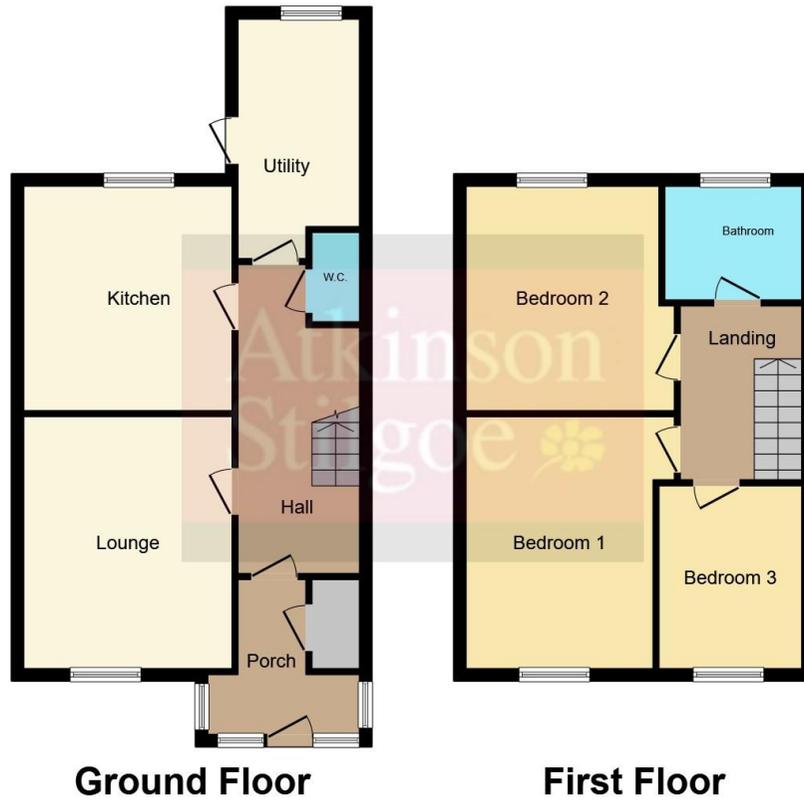
Rear Of Property

Private rear garden part lawn and part gravel.

Garage

En-bloc - Up and over manual door with light and power.





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.focalagent.com

To view this property please contact Atkinson Stilgoe on

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150 Station Road Balsall Common
 Solihull CV7 7FF

EPC Rating: D Council Tax
 Band: C

view this property online atkinsonstilgoe.co.uk/Property/BAL106273

Tenure: Freehold



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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