



Croydon Road, Erdington, Birmingham



Croydon Road, Erdington, Birmingham, B24 8HT

for sale guide price
£160,000



Property Description

Burchell Edwards Erdington are please to present this 3 bed mid terraced property with bags of potential for either a family or an investor looking for their next project.

The property comprises of hall, lounge, dining room, kitchen, upstairs bathroom and 3 bedrooms. In need of modernisation and within a good location for the M6, this property is sure to be busy so don't wait, get on that phone and book your appointment to view today!

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300 inc VAT towards the preparation cost of the pack.

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

Block paved driveway and fenced boundaries.

Entrance Hall

Double glazed door to front aspect, central heating radiator and doors leading to the lounge and dining room.

Lounge

12' into alcove x 14' 1" into bay (3.66m into alcove x 4.29m into bay)

Double glazed bay window to front aspect, gas fire and wooden floor.

Dining Room

12' 2" into alcove x 13' 11" (3.71m into alcove x 4.24m)

Double glazed window and door to rear aspect, central heating radiator, non-working gas fire and under-stairs storage.

Kitchen

5' 9" x 13' 4" (1.75m x 4.06m)

Double glazed window to rear aspect, double glazed door to side aspect, a fitted kitchen comprising of a range of wall and base units with work surfaces over, a one and a half bowl sink and drainer, freestanding gas cooker, central heating boiler and central heating radiator.

Landing

Loft hatch giving access to storage.

Bedroom One

9' 5" max x 13' 11" (2.87m max x 4.24m)

Double glazed window to rear aspect, central heating radiator and storage cupboard.

Bedroom Two

9' 5" into wardrobe x 11' 11" (2.87m into wardrobe x 3.63m)

Double glazed window to front aspect, central heating radiator and built-in wardrobe.

Bedroom Three

7' 5" max x 13' (2.26m max x 3.96m)

Double glazed window to front aspect, central heating radiator and over-stairs cupboard.

Bathroom

Double glazed window to rear aspect, bath with shower over, pedestal hand wash basin and WC.

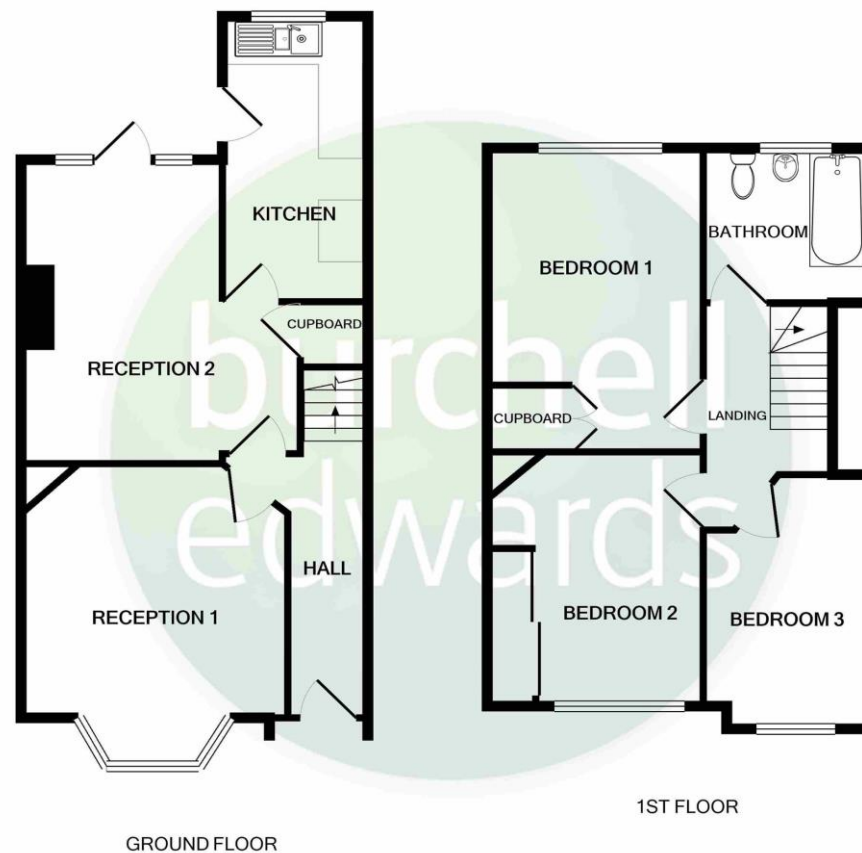
Garden

Paved patio with steps leading up to lawn, shed and fenced boundaries.









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To view this property please contact Burchell Edwards on

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EPC Rating: E

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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