



Stratford Road, Shirley Solihull B90 4AQ

welcome to

Stratford Road, Shirley Solihull

**** NO UPWARD CHAIN ** THREE BEDROOM SEMI-DETACHED FAMILY HOME ** GENEROUS REAR GARDEN ** GARAGE ** EXCELLENT LOCATION **
GOOD SCHOOL CATCHMENT ** OPEN PLAN LIVING SPACE ** UTILITY AREA ****





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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.

Entrance Hall

Understairs cupboard housing a combi boiler, radiator and ceiling light point.

Lounge

13' 4" x 13' 1" (4.06m x 3.99m)

Bay window, sliding doors into dining room, gas fire, ceiling light point and radiator.

Kitchen / Diner

19' 8" x 19' 2" (5.99m x 5.84m)

Electric fire, gas cooker and hob, sink with drainer, two ceiling light points and rear door to garden.

Utility Room

7' 6" x 6' 8" (2.29m x 2.03m)

Window to side, door to rear, door to kitchen, radiator and ceiling light point.

Landing

Window and ceiling light point.

Bedroom One

13' 5" x 11' 5" (4.09m x 3.48m)

Window, ceiling light point and radiator.

Bedroom Two

11' 7" x 11' 3" (3.53m x 3.43m)

Bay window, radiator and ceiling light point.

Bedroom Three

7' 5" x 7' 4" (2.26m x 2.24m)

Window, radiator and ceiling light point.

Bathroom

Electric shower, corner bath, sink, W.C, radiator and ceiling light point.

Rear Garden

Garage to rear.

Agent Note

Council tax band is C.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO UPWARD CHAIN
- OPEN PLAN KITCHEN/DINING ROOM

Tenure: Freehold EPC Rating: E

guide price

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SLY104777 - 0004

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