



# Solihull Road Sparkhill Birmingham B11 3AG

for sale guide price  
**£150,000**



## Property Description

Discover this charming two-bedroom terraced property, a perfect blank canvas for those with vision!

Ideal for a growing family or a savvy investor, this home offers incredible scope to be transformed into a three-bedroom residence if you do take a look at the floorplan you will see this.

Inside, you'll find two versatile reception rooms, a functional kitchen, and a convenient downstairs bathroom. While the property requires a full renovation, its layout and inherent character provide an exciting foundation to create your dream home.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

Step outside to a private rear garden, awaiting your personal touch to become a delightful outdoor space.

This is more than just a house; it's an exceptional opportunity to add significant value and truly make it your own. Don't miss out on this fantastic project!

## 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 front leading to Double glazed porch door

## Hallway

Front door leading to first living room

## Living Room

Double glazed bay window to front aspect, central heating radiator.

## Dining Room

Obscure double-glazed door to rear, door to kitchen, door to stairs leading to first floor. Central heating radiator.

## Kitchen

Double glazed window to side location. Range of wall-based units both above and below incorporating stainless steel sink and drainer. Tiled to splash zone area.

## Bathroom

Obscure double glazed window to side aspect, part tiled to walls, bath with mixer taps, wash basin with mixer taps.

## W.C

Obscure double glazed window to rear aspect, W.C

## Bedroom One

Double glazed window to front aspect, central heating radiator.

## Bedroom Two

Double glazed window to rear aspect, central heating radiator.

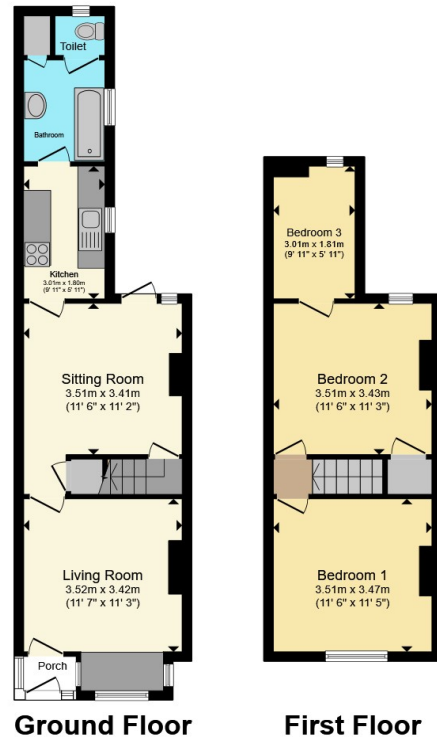
## Door To Dressing Room/Office

Double glazed window to rear aspect, central heating radiator.

## Agent Note

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Total floor area 74.4 m<sup>2</sup> (801 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)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/SHI209258](http://burchelledwards.co.uk/Property/SHI209258)**



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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