Ryton Grove
Birmingham

burchell edwards

Ryton Grove
Birmingham B34 7RS

for sale guide price
£155,000

Property Description

Burchell Edwards are delighted to offer this well presented two-bedroom mid- terrace home, situated in a quiet cul-de-sac in the Shard End area of Birmingham (B34).

This is a superb opportunity for first time buyers, couples or growing families alike, as this will be sold with NO UPWARD CHAIN and would make an ideal investment.

There is plenty of space throughout, briefly compromising an entrance porch, hallway, through-lounge diner, fitted kitchen housing the boiler, guest WC, two double bedrooms and a family bathroom. A second stairway can be found leading to the loft area that provides a fully boarded & insulated space.

Upon arrival you will discover off-road parking by-way-of a driveway and to the rear there is an enclosed private rear garden, perfect for enjoying especially in the warmer months.

Located amongst many amenities including local shops, eateries and public transport links, providing easy access into destinations such as Birmingham City Centre and Birmingham Airport, as well as connections to the M6/M42 motorways.

We would recommend an early viewing to be essential as we anticipate high levels of interest.

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.

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.

Entrance Porch

Tiled flooring and double-glazed surround.

Entrance Hallway

Stairs to first floor accommodation, central heating radiator, laminate flooring and cupboard housing meters.

Lounge/ Diner

Double glazed window to front elevation, sliding patio doors to rear elevation, laminate flooring and two central heating radiators.

W.C

W.C and laminate flooring.

Kitchen

Doors to front and side elevations, double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, integrated oven and grill, electric hob, extractor hood, space and plumbing for washing machine, tiling to splash prone areas, vinyl flooring, spotlights, central heating radiator and central heating boiler housed.

Landing

Carpet, storage cupboard and loft access via door with stairway.

Bedroom One

Two double glazed windows to front elevation, central heating radiator, laminate flooring and storage cupboard.

Bedroom Two

Double glazed window to rear elevation, central heating radiator, laminate flooring and storage cupboard.

Bathroom

Two double glazed windows to rear elevation, bath with shower over, W.C, wash hand basin, extractor, vinyl flooring, central heating radiator.

Loft Space

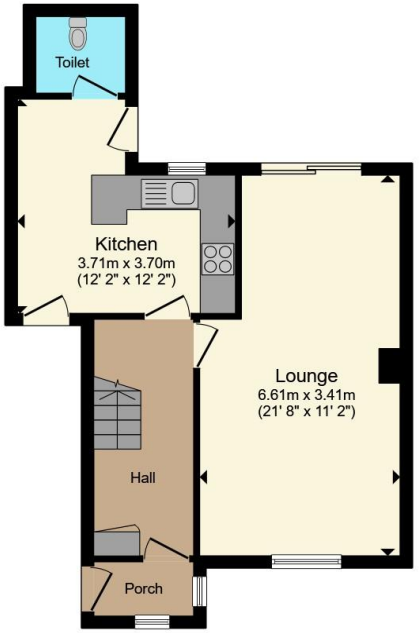
Stairs giving access, fully insulated and boarded.

Front Garden

Block paved driveway providing off road parking.

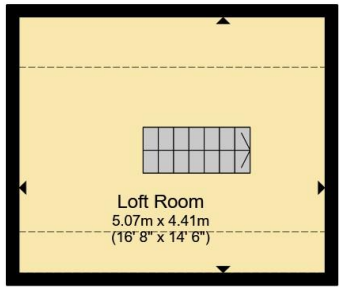
Rear Garden

Patio area, laid to lawn, brick-built storage shed, outside tap and fencing to all boundaries.



Ground Floor

First Floor



Second Floor

Total floor area 104.2 m² (1,121 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

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To view this property please contact Burchell Edwards on

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2-4 Hurst Lane
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EPC Rating: Awaited

Council Tax Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/CBW211634

The Property Ombudsman

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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