



Pear Tree Crescent, Shirley, SOLIHULL







## Property Description

MODERN METHOD OF AUCTION!!! A fantastic opportunity to own a three bedroom semi-detached property in Shirley. The property has tonnes of potential to modernise and extend (STPP) It is situated on a stunning road which backs onto the Stratford canal offering a tranquil living space in a city location.

## 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 Porch

Double glazed door and window to front aspect, tiled floor and wall light.

## Entrance Hall

Single glazed door and window to front aspect, carpet, telephone point, central heating radiator, ceiling light and under-stairs cupboard.

## Lounge

15' 2" x 11' 9" into chimney recess (4.62m x 3.58m into chimney recess)

Double glazed window to front aspect, carpet, ceiling light, central heating radiator, TV point, fireplace and doors leading to:

## Dining Room

9' 9" x 10' 4" (2.97m x 3.15m)

Patio doors leading to the rear garden, carpet, ceiling light, central heating radiator and doors leading to the lounge.

## Kitchen / Diner

18' 8" into door recess x 16' 1" max (5.69m into door recess x 4.90m max)

Two double glazed windows to rear aspect, door to side passage, a fitted kitchen comprising of a range of wall and base units, a one bowl stainless steel sink and drainer unit, electric hob and double electric oven with extractor hood over, central heating boiler, tiled to splashback areas, tiled floor in kitchen area, carpet in the dining area, TV point and two ceiling lights.

## Landing

Opaque double glazed windows to side and front aspects, carpet, ceiling light and loft hatch giving access to storage.

## Bedroom One

15' 3" x 10' 8" (4.65m x 3.25m)

Double glazed window to front aspect, carpet, ceiling light and central heating radiator.

## Bedroom Two

9' 9" x 10' 7" (2.97m x 3.23m)

Double glazed window to rear aspect, carpet, ceiling light and central heating radiator.

## Bedroom Three

8' 4" x 7' 8" (2.54m x 2.34m)

Double glazed window to front aspect, carpet, ceiling light and central heating radiator.

## Office

Double glazed window to rear aspect, carpet, ceiling light, central heating radiator and cupboard housing the water tank.

## Bathroom

Opaque double glazed window to rear aspect, hand wash basin, WC, bidet, bath, shower cubicle and ceiling light.

## W.C

WC, carpet and ceiling light.

## Garden

Block paved patio, lawn, side access to the front, shrubs, plants and trees and backs onto the Stratford Canal.

## Garage

15' 9" x 7' 4" (4.80m x 2.24m)

Double doors, power supply, lighting and washing machine.















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.

To view this property please contact Burchell Edwards on

**T 0121 733 3553**  
**E shirley@burchelledwards.co.uk**

183 Stratford Road Shirley  
 SOLIHULL B90 3AU

**EPC Rating: Awaited**

**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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