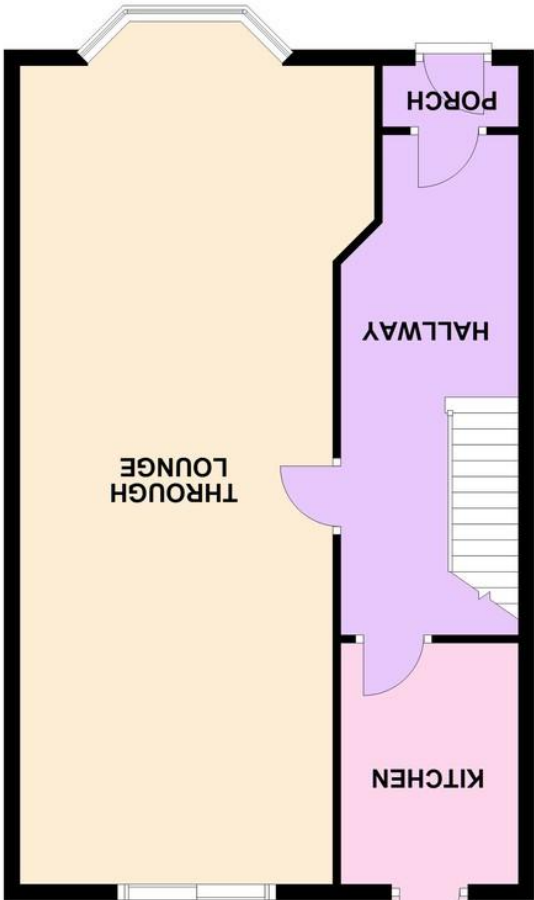
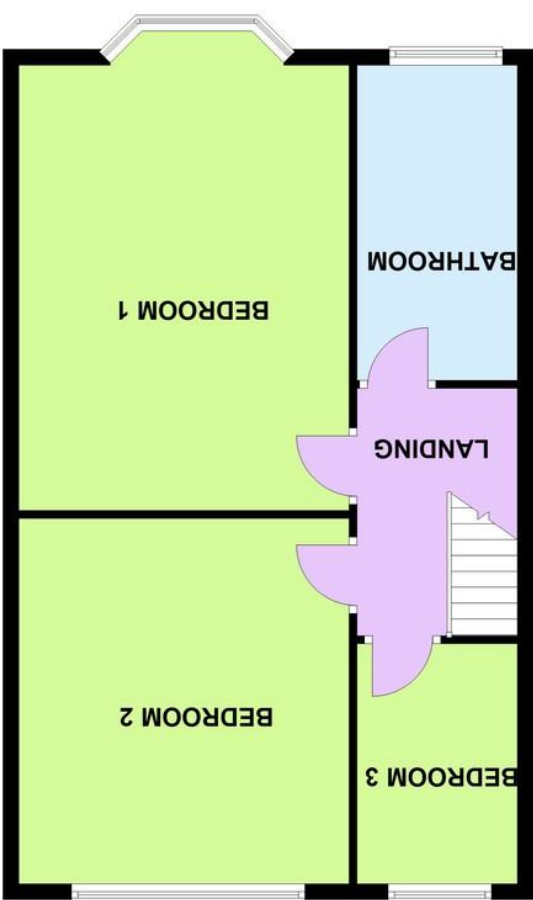


85 DYAS AVENUE  
NOT TO SCALE. THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to relay this to your Solicitor or License Conveyer.



Great Barr | 0121 241 4441



- BEAUTIFUL SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- THROUGH LOUNGE
- NO CHAIN
- SHARED DRIVEWAY
- PRIME LOCATION

Dyas Avenue, Great Barr, Birmingham, B42 1HQ | Auction Guide Price Of £160,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

For sale by Modern Method of Auction: Starting Bid Price £160,000 plus Reservation Fee.

We are pleased to introduce this three bedroom semi-detached house, which is currently listed for sale. The property is perfectly suited for first-time buyers and families alike, boasting a welcoming interior layout that is both functional and stylish.

The property features an spacious open-plan design, creating a seamless flow between the rooms. There is a single reception room that is flooded with natural light, thanks to the large windows. This room also doubles as a through lounge, creating a perfect space for family gatherings or entertaining guests.

The house is equipped with a well-sized kitchen that benefits from an abundance of natural light. The kitchen has been crafted to cater to all your culinary needs, offering ample space for food preparation and dining.

The property offers three well-appointed bedrooms. Two of these are double bedrooms, offering ample space for a comfortable living setup, and the third is a single bedroom, perfect for children or as a home office. The house is complete with a luxurious bathroom that features a sophisticated rain shower, offering a refreshing start or end to your day.

Adding to the appeal of this property is the single garage, offering secure parking or additional storage space.

The property is situated in a convenient location with excellent transport links, nearby schools, and a host of local amenities within easy reach. It falls under the council tax band B, which is an added advantage for prospective buyers.

PORCH Wall light.

HALLWAY Spotlights, laminate flooring, radiator, stairs to first floor, under stairs storage.

THROUGH LOUNGE 27' 0" x 10' 4" max (8.23m x 3.15m) Laminate flooring, two ceiling light points, window to front, two radiators, patio door to rear garden.

KITCHEN 7' 8" x 7' 2" (2.34m x 2.18m) Wall and base units, built-in oven, hob and extractor fan, boiler, window to side, space for washer/dryer, space for fridge, door to rear garden, tiled and spotlights.

FIRST FLOOR

BEDROOM ONE 13' 4" max x 9' 4" (4.06m x 2.84m) Ceiling light point, bay window to front.

BEDROOM TWO 13' 4" x 8' 2" (4.06m x 2.49m) Ceiling light point, window to rear, radiator, built-in wardrobe.

BEDROOM THREE 8' 2" x 6' 2" (2.49m x 1.88m) Window to rear, ceiling light point.

BATHROOM 8' 4" x 5' 4" (2.54m x 1.63m) Tiled, towel radiator, toilet, sink with unit underneath, free-standing shower, tiled, spotlights and window to side.

LOFT Insulated.

REAR GARDEN Paved area, areas for flowers and shrubs, lawned area, gate leading up to the shared alleyway.

GARAGE 19' 4" max x 9' 6" (5.89m x 2.9m) With up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE and O2, limited for Three and Vodafone and data likely available for EE, limited for Three, O2 and Vodafone.

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 89 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.  
Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

FIXTURES AND FITTINGS as per sales particulars.

TENURE  
The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also combined within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements  
The Partner Agent and the Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.