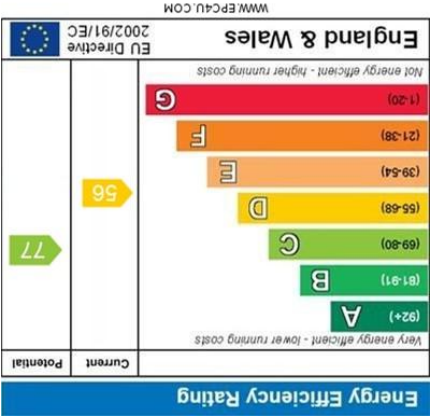




If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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 Conveyor.



Boldmere | 0121 321 3991



- FOR SALE VIA MODERN METHOD OF AUCTION
- NO ONWARD CHAIN
- FOUR BEDROOM SEMI DETACHED
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS

Dean Road, Erdington, Birmingham, B23 6QE

Auction Guide Price  
 £300,000





## Property Description

FOR SALE VIA MODERN METHOD OF AUCTION

New to market, this expansive property spans an impressive total area of 2108 square feet. The residence is spread across four floors each with its unique floor plan catering to a complete family living experience. The ground floor is dedicated to communal areas, consisting of a sizable, well-equipped kitchen, a bathroom complemented by a shower, utility and access to a small rear garden. It also presents a commodious living room that assures a warm, welcoming vibe. The second floor features a spacious bathroom with both a shower and a bath, and three generously-sized bedrooms offering plenty of space for relaxation and tranquility. An additional bedroom is located on the third floor with an added loft space to be utilised however you like, promising comfort and privacy. Whether you're a growing family or an investor, this property provides a promising opportunity with its spacious design and functional layout. The property also benefits from a driveway for a vehicle.

Call us now to book your viewing!

ENTRANCE HALL Providing access to living areas and stairs leading down to lower floor.

LOWER FLOOR SNUG 15' 2" x 14' 10" (4.62m x 4.52m) Plus 12' 11" x 13' 1" Carpeted, radiator, ceiling and power points.

GROUND FLOOR LIVING ROOM 15' 4" x 15' 6" (4.67m x 4.72m) Plus 12' x 9' 2" Carpeted, three double glazed windows, radiator, ceiling light and power points.

KITCHEN 15' 9" x 11' 11" (4.8m x 3.63m) Having tiled flooring, double glazed window to side, range of wall and base units, cooker, induction hob, ceiling light and power points.

UTILITY ROOM 12' 5" x 6' 1" (3.78m x 1.85m) Having tiled flooring, double glazed window to side, door to rear garden, radiator, ceiling light and power points,

DOWNSTAIRS SHOWER ROOM 5' 9" x 6' 2" (1.75m x 1.88m) Having walk-in shower, low level wc, wash basin, double glazed window to side, radiator, ceiling light.

FIRST FLOOR LANDING Providing access to three bedrooms and family bathroom.

BEDROOM ONE 15' 11" x 15' 6" (4.85m x 4.72m) Having laminate flooring, three double glazed windows, radiator, ceiling light and power points.

BEDROOM TWO 10' 9" x 10' (3.28m x 3.05m) Carpeted, fitted wardrobes, double glazed window to side, radiator, ceiling light and power points.

BEDROOM THREE 10' 4" x 9' 2" (3.15m x 2.79m) Carpeted, fitted wardrobes, double glazed window to side, radiator, ceiling light and power points.

FAMILY BATHROOM 6' 4" x 10' 6" (1.93m x 3.2m) Tiled throughout, bath, walk-in shower, low level wc, wash basin, heated towel rail, double glazed window to rear and ceiling light.

SECOND FLOOR LANDING Providing access to bedroom four and loft space.

BEDROOM FOUR 11' 5" x 11' 4" (3.48m x 3.45m) Carpeted, double glazed window to side, radiator, fitted wardrobes, ceiling light and power points.

LOFT ROOM 28' 3" x 8' 7" (8.61m x 2.62m) Carpeted, radiators, ceiling lights and power points.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 145 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - No information available

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.

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WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

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

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.