

**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN 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. 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.

Boldmere | 0121 321 3991



- FOR SALE BY MODERN METHOD OF AUCTION
- CASH BUYERS ONLY
- 47 YEARS REMAINING ON LEASE
- HIGHLY SOUGHT AFTER LOCATION

Charlecote Gardens, Boldmere, Sutton Coldfield, B73 5LS

Auction Guide Price  
 £230,000





## Property Description

FOR SALE VIA MODERN METHOD OF AUCTION

**\*\*CASH BUYERS ONLY - 47 YEARS REMAINING ON LEASE\*\***

A rare opportunity to acquire this semi-detached property located in a quiet area with excellent public transport links and local amenities nearby. This charming home boasts three bedrooms depending on your living choice, including a spacious master bedroom, offering comfort and privacy. With a single reception room, this home provides a cosy space for family gatherings or quiet evenings in. The property also includes a garage, providing convenient storage space.

Located in a peaceful neighbourhood, this property offers a serene retreat from the hustle and bustle of city life once modernised. Don't miss out on the chance to make this property your home. Contact us today to arrange a viewing!

**ENTRANCE HALL** Providing access to living areas and stairs leading off.

**KITCHEN** 6' 10" x 10' 9" (2.08m x 3.28m) Having base units, double glazed window to front, cooker, gas hob, ceiling light, radiator and power points.

**LIVING ROOM** 15' 6" x 16' 5" (4.72m x 5m) Having window to rear, radiator, ceiling light, power points and door to:-

**SUN ROOM** 13' 2" x 5' 9" (4.01m x 1.75m) Having windows to rear and side and door to rear garden.

**WC** Having low level wc, wash basin and ceiling light.

**LANDING** Providing access to all three bedrooms and family bathroom.

**BEDROOM ONE** 15' 6" x 8' 10" (4.72m x 2.69m) Having two windows to front, fitted storage, radiator, ceiling light and power points.

**BEDROOM TWO** 8' 7" x 11' 7" (2.62m x 3.53m) Having window to rear, radiator, ceiling light and power points.

**BEDROOM THREE** 6' 7" x 10' 4" (2.01m x 3.15m) Having window to rear, radiator, ceiling light and power points.

**BATHROOM** Having window to side, bath with over head shower, low level wc, wash basin and ceiling light.

**GARAGE** 8' 3" x 18' 4" (2.51m x 5.59m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 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:- 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 leasehold with approximately 47 years remaining. Service Charge is currently running at nil and is reviewed annually. The Ground Rent is currently running at £40 per annum and is reviewed annually. 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 Solicitors 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

\*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.

**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.