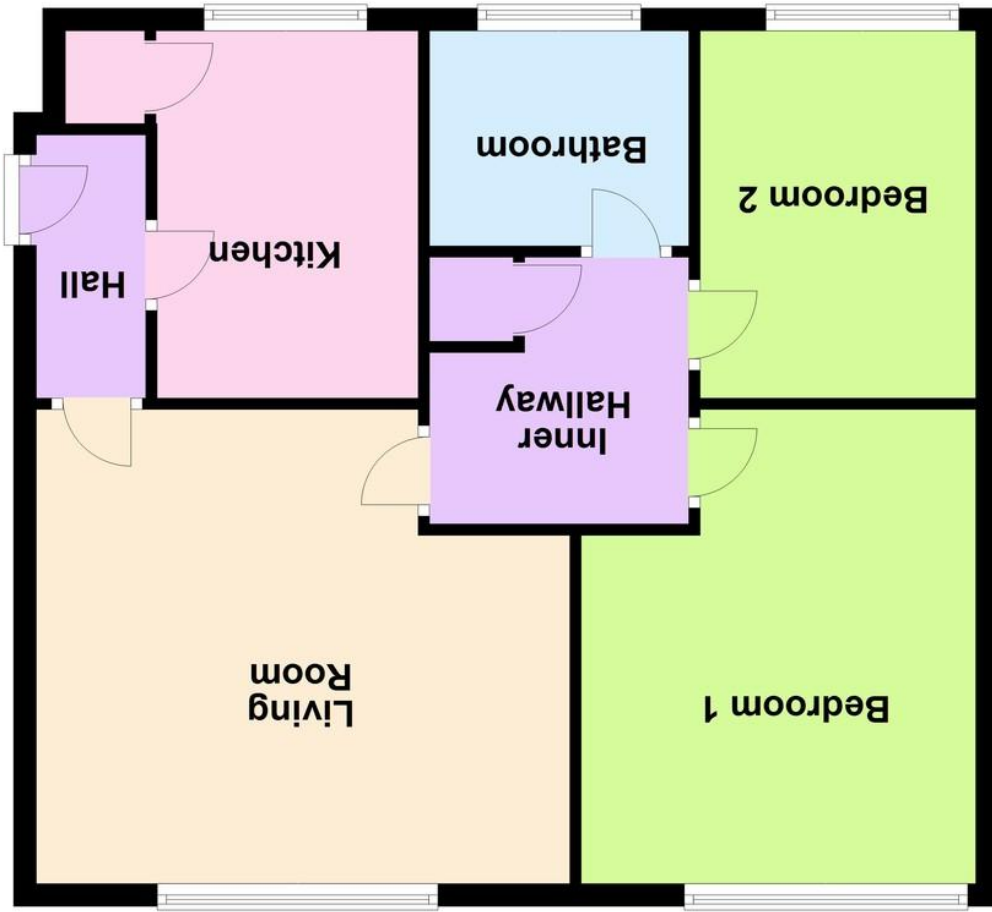


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor

LEGAL READY
 "How does this help me?"
 The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveor.



Walmley | 0121 313 1991



- FOR SALE BY THE MODERN METHOD OF AUCTION WITH A STARTING BID £95,000 PLUS RESERVATION FEE
- SPACIOUS FIRST FLOOR FLAT
- SPACIOUS LIVING ROOM
- FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- BATHROOM



4 Knight Court, Springfield Road,
 Sutton Coldfield, B75 7JH

Auction Guide Price
 £95,000



Property Description

FOR SALE BY MODERN METHOD OF AUCTION Starting Bid Price £95,000 plus Reservation Fee. An excellent opportunity to acquire this first floor flat in this popular location offering no upward chain. The property is within reach of local shopping facilities with public transport on hand, first and secondary schools in the vicinity and access out to Birmingham City Centre and motorway connections. The accommodation briefly comprises: - Communal entrance hall, hallway, spacious living room, fitted kitchen, two double bedrooms and bathroom. Outside the property sits back from the road behind a fore garden and there is a communal garden garage in a separate block. THE PROPERTY IS AVAILABLE WITH NO UPWARD CHAIN. THE PROPERTY HAS APPROXIMATELY 80 YEARS REMAINING ON THE LEASE

COMMUNAL ENTRANCE HALLWAY Approached via communal entrance door with stairs off to first floor landing:-

HALLWAY Approached via entrance door with doors off to living room and kitchen.

KITCHEN 10' 9" x 7' 5" (3.28m x 2.26m) Having a range wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and hob with extractor fan over, space and plumbing for washing machine and space for fridge, useful storage cupboard and a window to the front

LIVING ROOM 15' 5" x 13' 4" (4.7m x 4.06m) A bright and spacious lounge with a window overlooking the well maintained gardens, space for a dining table and chairs and a door to the inner lobby which gives access to the bedrooms and bathroom.

Off the lounge there is an inner hallway with further storage and doors to

BEDROOM ONE 13' 5" x 11' 5" (4.09m x 3.48m) A large master bedroom with a window overlooking the well maintained gardens

BEDROOM TWO 10' 9" x 9' 1" (3.28m x 2.77m) Having a window to the front.

BATHROOM Includes a white suite with a panelled bath with shower over, wash hand basin, low level WC heated towel rail and a window to the front.

GARAGE UNMEASURED Located in a separate block which remains unmeasured (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The property is set in well kept communal gardens.

FIXTURES AND FITTINGS as per sales particulars.

Council Tax Band B - Birmingham City Council



TENURE

The Agent understands that the property is leasehold with approximately 80 years remaining. Service Charge running at £175 per quarter and Ground Rent is currently £41 per half year. 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.

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 contained 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.

