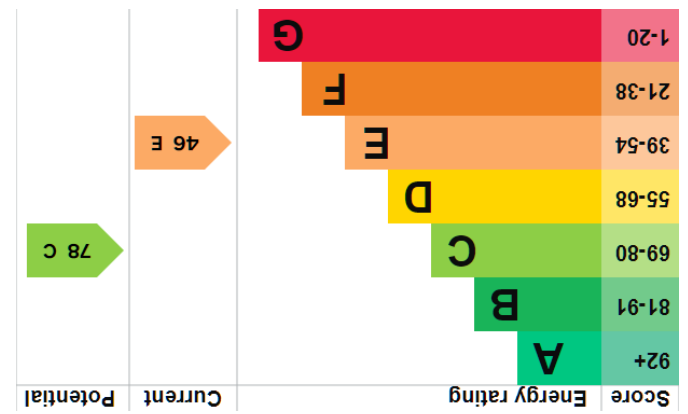


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Boldmere | 0121 321 3991



- SECOND FLOOR ONE BEDROOM FLAT
- NO ONWARDS CHAIN
- FOR SALE BY MODERN METHOD OF AUCTION SALE
- OWNER OCCUPIERS ONLY-NO LANDLORDS
- GARAGE IN SEPARATE BLOCK

32 St. Peters Close, Sutton Coldfield, B72 1LS

Auction Guide Price
 £80,000

Property Description

For sale by Modern Method of Auction: Starting Bid Price £90,000 plus Reservation Fee.

BEING SOLD VIA MODERN METHOD OF AUCTION, this SECOND FLOOR FLAT is a perfect first-time buy or ideal for those wanting to downsize. Benefiting from lounge/dining room with balcony off, kitchen, one double bedroom and a bathroom, this property occupies a much sought-after location within close proximity to SUTTON COLDFIELD TOWN CENTRE and has good transport links to Birmingham City Centre. Can be sold with EXTENDED LEASE upon completion. The lease restricts the property to owner occupiers only, therefore cannot be let. Call Green & Company to arrange your viewing.

ENTRANCE HALL Is carpeted and having storage cupboard, intercom system and ceiling light.

LOUNGE/DINING AREA 16' 6" x 13' max (5.03m x 3.96m) Is carpeted and having ceiling light, electric storage heater, power points, double glazed window, double glazed sliding doors to balcony and entrance to kitchen.

KITCHEN 9' 7" x 5' 3" (2.92m x 1.6m) Having tiled flooring, tiled walls, double glazed window, a range of wall and base units, power points, stainless steel sink and drainer, oven and hob, fridge/freezer and washing machine.

BEDROOM 13' 3" x 10' (4.04m x 3.05m) Is carpeted and having ceiling light, double glazed window, power points, electric storage heater and built in wardrobes.

BATHROOM 6' 7" x 4' 10" (2.01m x 1.47m) Having tiled flooring, tiled walls, ceiling light, low level WC, hand wash basin, bath with overhead shower and airing cupboard.

BALCONY 7' 10" x 4' 11" (2.39m x 1.5m)

GARAGE 18' 09" x 8' 11" (5.72m x 2.72m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

AGENTS NOTE The vendor is willing to extend the lease to 125 years upon completion.

Council Tax Band B Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 86 years remaining. Service Charge is currently running at £1266.80 per annum approximately and is reviewed TBC. The Ground Rent is currently running at £30 per annum and is reviewed TBC. 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.

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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 4.2% 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.

