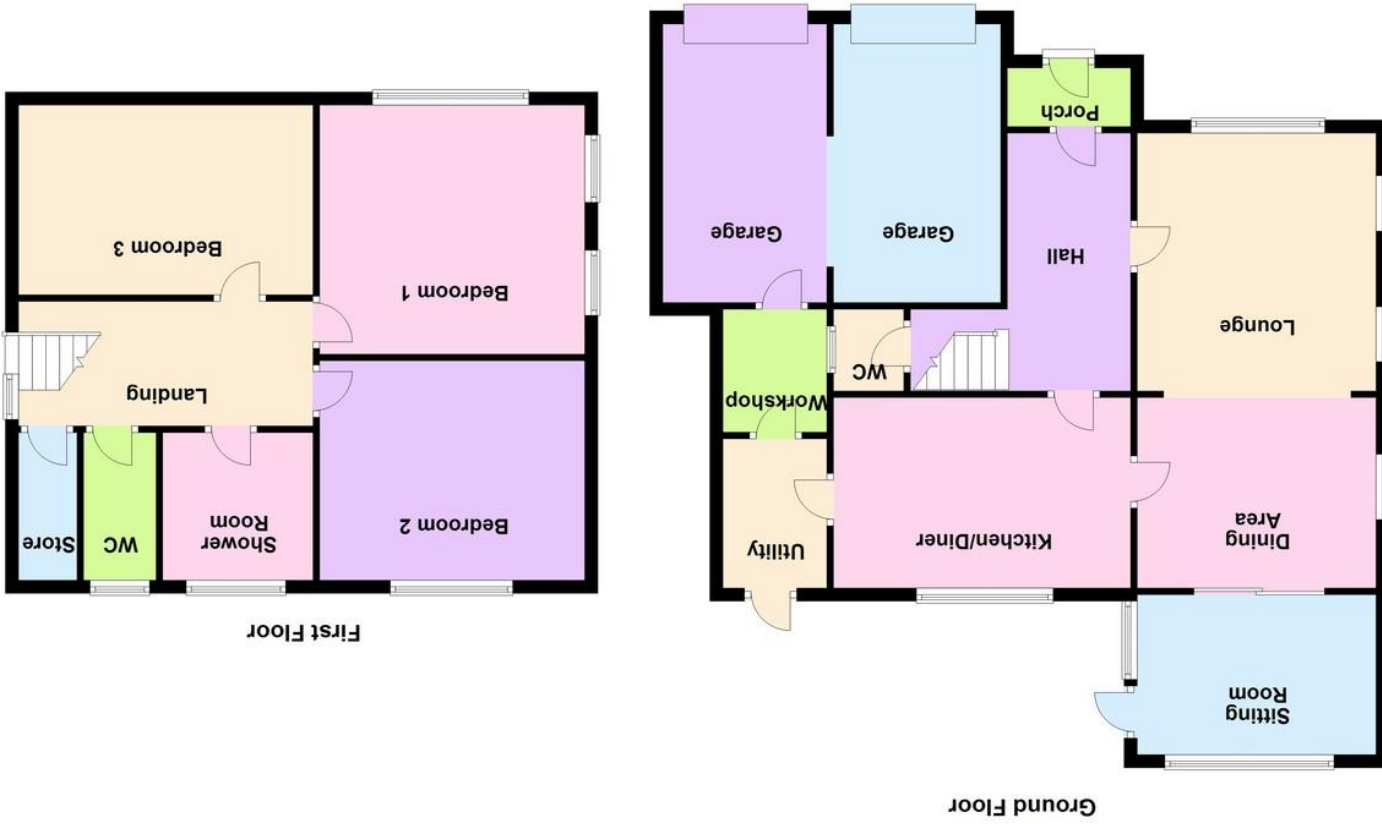
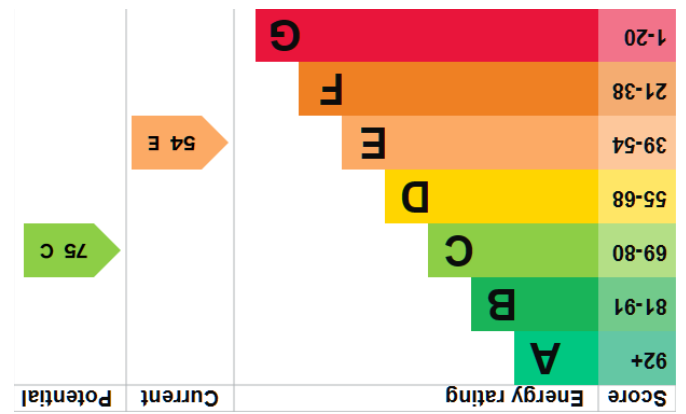


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Four Oaks | 0121 323 3323



- Modern Method Of Auction Guide £400,000
- Large Lounge Diner
- Sun Room/Snug
- Kitchen Diner
- Utility & Guest WC
- 3 Great Bedrooms

Carlton Close, Sutton Coldfield, B75 6BX

Auction Guide Price
£400,000



Property Description

For sale by Modern Method of Auction: Starting Bid Price £400,000 plus Reservation Fee.

Occupying a highly sought after quiet cul de sac location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green, Sutton Coldfield town centres and beyond. Internally there is a hallway with guest WC, a spacious lounge and sun room/snug, kitchen diner, utility area and work shop, on the first floor there are three great sized bedrooms and a shower room and to complete the home there is a double garage and a great sized private garden

Offering further scope to extend/improve subject to planning early inspection is strongly advised to avoid disappointment.

PORCH

HALLWAY

GUEST WC

LOUNGE & DINING AREA 23' 6" x 11' 8" (7.16m x 3.56m)

SUN ROOM/SNUG 9' 1" x 11' 8" (2.77m x 3.56m)

KITCHEN DINER 9' 5" x 15' 10" (2.87m x 4.83m)

WORK SHOP 6' 3" x 6' 5" (1.91m x 1.96m)

BEDROOM ONE 14' 1" x 13' 7" (4.29m x 4.14m)

BEDROOM TWO 9' 2" x 13' 8" (2.79m x 4.17m)

BEDROOM THREE 9' 9" x 12' 7" (2.97m x 3.84m)

SHOWER ROOM

SEPARATE WC

GARAGE ONE 16' 9" x 8' (5.11m x 2.44m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARAGE TWO 16' 9" x 8' 10" (5.11m x 2.69m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 35 Mbps. Highest available upload speed 6Mbps.

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

Networks in your area - Openreach, Virgin Media

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 323 3323

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 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.