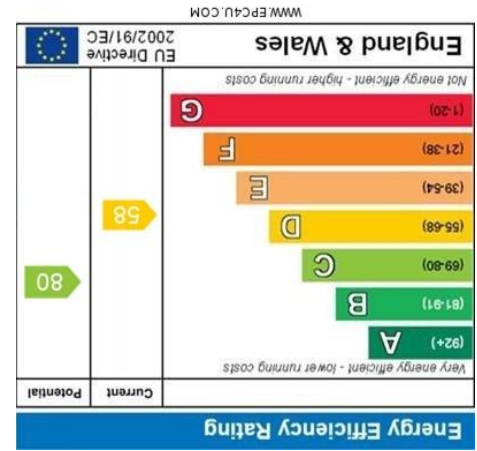


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing. Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations therefore we recommend that you regularly monitor our website or email us for updates. State that the EPC must be presented within 21 days of initial marketing of the property. Please feel free to relay this to your Solicitor or License Conveyer.



Boldmere | 0121 321 3991



- FOR SALE VIA MODERN METHOD OF AUCTION
- NO ONWARDS CHAIN
- TWO BEDROOM DETACHED
- CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY PROVIDING OFF ROAD PARKING

Nadin Road, Sutton Coldfield, B73 5RH

Auction Guide Price  
 £320,000

## Property Description

FOR SALE VIA MODERN METHOD OF AUCTION

This detached property, currently listed for sale, is a promising opportunity for those seeking a renovation project. Despite needing some updates to enhance its charm, the house already offers an abundance of space and potential. The interior includes two bedrooms, providing ample space for a family or for those in need of additional rooms for hobbies or work-from-home arrangements. The property also benefits from a singular bathroom, ideal for personalisation to your unique taste. The house features not one but two reception rooms, providing plenty of space for relaxation and entertaining guests. The kitchen, while currently in need of refurbishment, offers a blank canvas for the new homeowners to create their ideal culinary space. The outdoor space doesn't stop there - a garden accompanies the property, perfect for those with green thumbs or families with children. The location of the property is another considerable advantage. It is situated in a quiet neighbourhood, offering tranquillity away from the hustle and bustle. In addition, it boasts superb public transport links, ensuring easy commuting. Families will also appreciate the proximity to local schools and amenities, and nature lovers will enjoy the nearby Sutton Park.

In essence, this property provides a fantastic opportunity for buyers looking for a project they can truly make their own. Its great location and unique features make this house a gem waiting to be polished. Give us a call now to book your viewing!

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

**LIVING ROOM** 20' 1" x 12' 8" (6.12m x 3.86m) Having two bay windows to front, radiator, ceiling light and power points.

**DINING ROOM** 9' 8" x 18' 0" (2.95m x 5.49m) Carpeted, bay window to rear, radiator, ceiling light and power points.

**KITCHEN** 7' 11" x 8' 10" (2.41m x 2.69m) Having tiled flooring, door to conservatory, a range of wall and base units, cooker, ceiling light and power points.

**CONSERVATORY** 7' 11" x 9' 5" (2.41m x 2.87m) Having tiled flooring, windows to side and French door to rear garden.

**GARAGE** 8' 4" x 17' 8" (2.54m x 5.38m) Having power and light.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**FIRST FLOOR LANDING** Providing access to both bedrooms, family bathroom and separate wc.

**BEDROOM ONE** 13' 4" x 16' 4" (4.06m x 4.98m) Carpeted, having bay window to front, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM TWO** 10' 4" x 14' 8" (3.15m x 4.47m) Carpeted, window to rear, fitted wardrobes, radiator, ceiling light and power points.

**BATHROOM** 5' 7" x 6' 2" (1.7m x 1.88m) Having bath with overhead shower, wash basin, window to rear and ceiling light.

**SEPARATE WC** Having window to side, low level wc, ceiling light.

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 67 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:- Virgin Media, Openreach

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.

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

**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.

