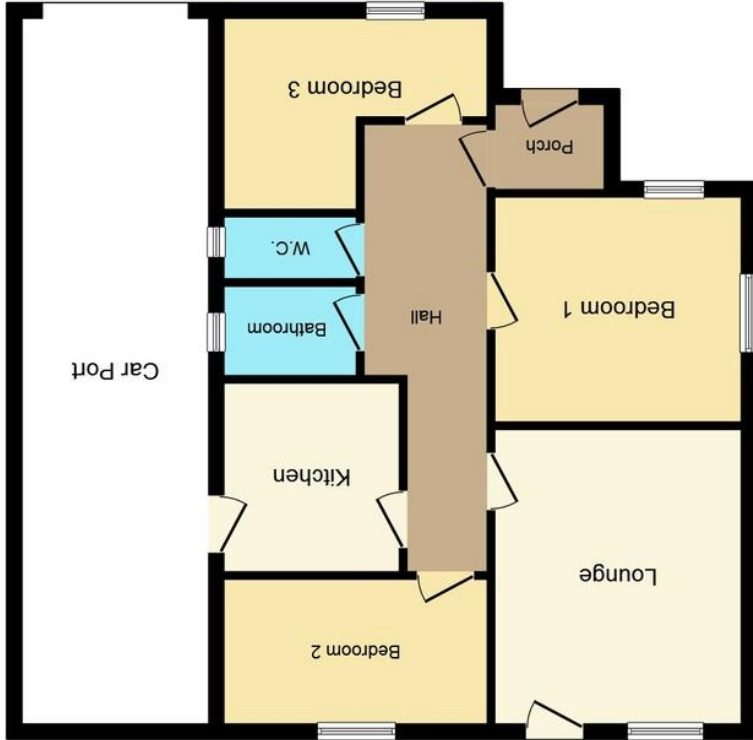


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX

Floor Plan



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



- FOR SALE BY MODERN METHOD OF AUCTION
- TERMS & CONDITIONS APPLY
- STARTING BID £295,000 PLUS RESERVATION FEE
- Mature semi detached bungalow

86 Hillmorton Road, Four Oaks, Sutton Coldfield, B74 4SG

**Auction Guide Price
 £295,000**



Property Description

FOR SALE BY MODERN METHOD OF AUCTION: Starting Bid Price £295,000 plus Reservation Fee.

ACCOMMODATION

ENTRANCE PORCH Accessing through to the reception hall.

RECEPTION HALL With access to the roof space.

LOUNGE 13' 5" x 11' (4.09m x 3.35m) With double glazed window to the rear elevation, double glazed door opening to the rear garden.

KITCHEN 10' 8" x 7' 10" (3.25m x 2.39m) With units at eye and base level providing work surface, storage and appliance space. Single drainer sink unit, hob and oven. Double glazed window to the side elevation, door opening to the carport.

BEDROOM ONE 11' 1" x 9' 3" (3.38m x 2.82m) With double glazed window to the front elevation, in built wardrobe.

BEDROOM TWO 11' 8" x 9' 8" (3.56m x 2.95m) With double glazed window to the rear elevation.

BEDROOM THREE 11' 9" x 7' (3.58m x 2.13m) Narrowing to 5' 5". With double glazed window to the front elevation.

BATHROOM With a suite of bath and wash hand basin. Opaque double glazed window to the side elevation.

W.C With W.C and opaque double glazed window to the side elevation.

OUTSIDE The property is set back from the pavement behind ample off road parking and leading through to the attached carport with up and over door, this extends the length of the bungalow. Detached garage 19' x 8' 5" with up and over door. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements). Adjacent and beyond this is a lawned garden, the rear boundary being adjacent to school playing fields.

Council Tax Band C Birmingham City Council

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.

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

*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 323 3323