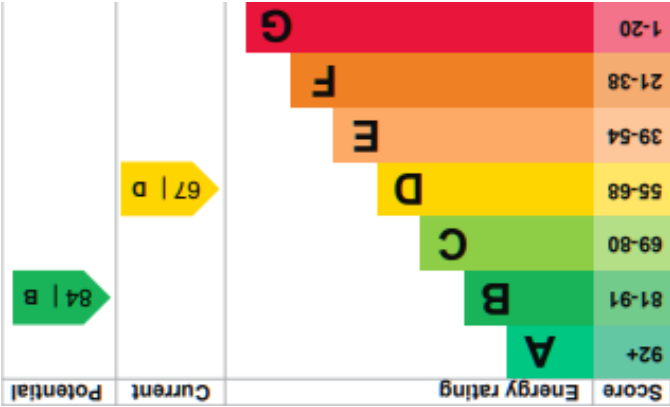


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

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



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.



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- Modern Method Of Auction Guide 330K
- Quiet Cul De Sac Location
- Potential To Extend Subject To Planning
- 2 Formal Reception Rooms
- Fitted Kitchen



Bedford Drive, Sutton Coldfield, B75 6AX

Auction Guide Price
£330,000



Property Description

For sale by Modern Method of Auction: Starting Bid Price £330,000 plus Reservation Fee.

Green and Company are delighted to offer to the market this great 3 bedroom traditional semi detached family home set within a highly sought after quiet cul de sac within Sutton Coldfield. 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 Sutton Coldfield Town Centre. Approached via a driveway the home is entered through an enclosed porch with access to a hallway, a great sized lounge with views and access to the private rear garden, a formal dining room to the front, a fitted kitchen leads to a covered side passage with access to the garage and utility area, on the fort floor there are 3 great sized bedrooms and a family bathroom with separate WC.

LOUNGE 13' 9"to bay x 10' 9" (4.19m x 3.28m)

DINING ROOM 11' 7" x 13' 8" (3.53m x 4.17m)

KITCHEN 13' 11" x 9' 5" (4.24m x 2.87m)

COVERED SIDE 24' x 6' (7.32m x 1.83m)

Landing with stained glass window

BEDROOM ONE 7' 10"min 11' 11"max x 8' 8"min 11' 9" max (2.39m min 3.63m max x 2.64m min 3.58m max)

BEDROOM TWO 11' 2" x 8' 6" (3.4m x 2.59m)

BEDROOM THREE 7' 5" x 9' 6" (2.26m x 2.9m)

BATHROOM & SEPARATE WC Off the main landing

GARAGE 15' 5" x 8' (4.7m x 2.44m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE With large rear private garden.

Council Tax Band D Birmingham City Council

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.

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.