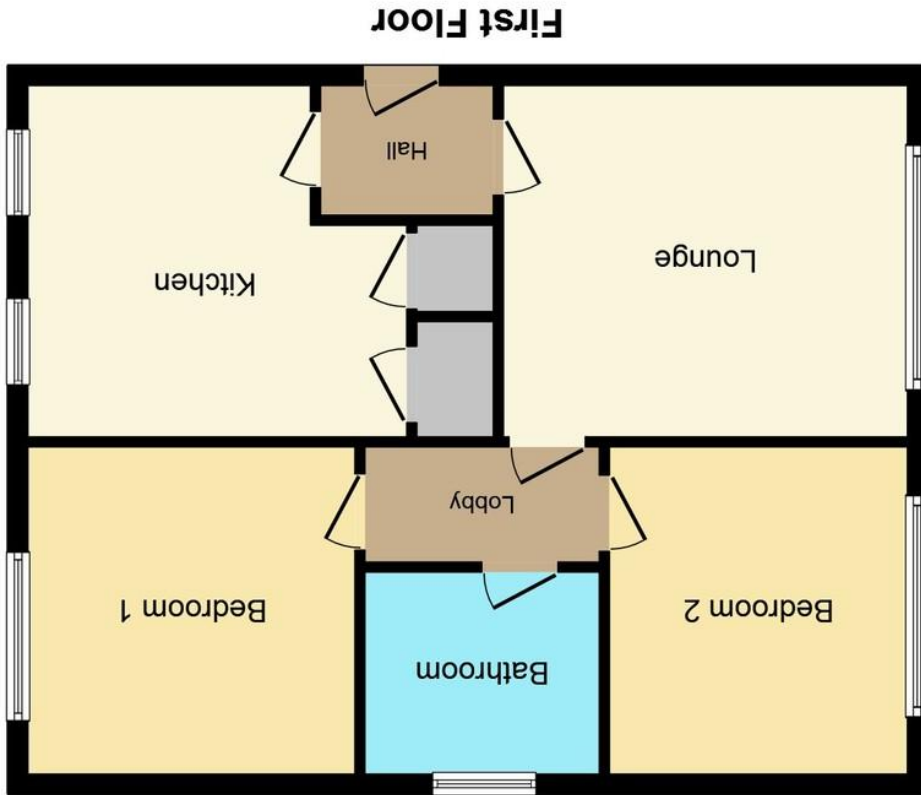


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

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. Unauthorized reproduction prohibited. © PropertyBOX

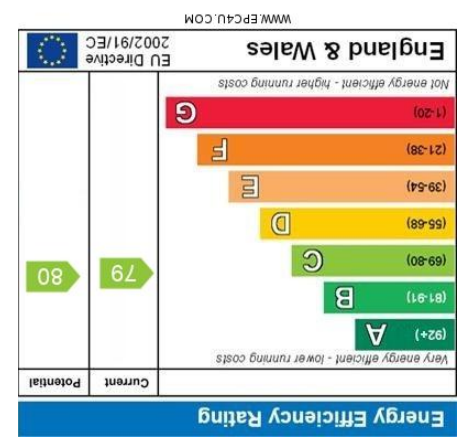


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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.



Four Oaks | 0121 323 3323



- Modern Method Of Auction Guide £160,000
- Highly Sought After Location
- 2 Bedroom First Floor Apartment
- Spacious Lounge Diner
- Fitted Kitchen

Green Gables, Lichfield Road, Sutton Coldfield, B74 2SX

Auction Guide Price
£160,000




green & company

Scan the QR code to search for off market properties

Property Description

Occupying a highly sought after and most convenient location and set back off the Lichfield Road in Four Oaks, this apartment is 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 and Sutton Coldfield town centres. Situated on the first floor the apartment has gas central heating and is entered via a hallway with a spacious lounge diner, fitted kitchen, 2 great sized bedrooms and a family bathroom. Outside there are well maintained grounds and a garage in a separate block.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

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.

HALLWAY

LOUNGE/DINER 15' 02" x 13' 04" (4.62m x 4.06m)

FITTED KITCHEN 18' 01" max 7' 06" min x 12' 03" (5.51m x 3.73m)

INNER LOBBY

BEDROOM ONE 11' 07" x 8' 06" (3.53m x 2.59m)

BEDROOM TWO 11' 07" x 9' 08" (3.53m x 2.95m)

FAMILY BATHROOM

GARAGE Remains unmeasured.

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

Council Tax Band B 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 14 Mbps.

Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 66 Mbps.

Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 50Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 175 years remaining. Service Charge is currently running at £1625 and is reviewed annually. The Ground Rent is currently running at N/A and is reviewed N/A. There is no ground rent as it is freehold in common. 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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