

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

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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.
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Four Oaks | 0121 323 3323



- FOR SALE BY MODERN METHOD OF AUCTION
- TERMS & CONDITIONS APPLY
- STARTING BID £250,000 PLUS RESERVATION FEE
- Mature, extended semi detached home
- Porch and reception hall
- Dining room and extended lounge

9 Lindens Drive, Streetly, Sutton Coldfield, B74 2AQ

**Auction Guide Price
£250,000**



Property Description

FOR SALE BY MODERN METHOD OF AUCTION: Starting Bid Price £250,000 plus Reservation Fee.

ENTRANCE PORCH Accessed via double glazed doors. Multi paned door leading through to the entrance hall.

ENTRANCE HALL With stairs rising to the first floor, under stairs storage cupboard.

DINING ROOM 11' 6" x 11' 1" (3.51m x 3.38m) 13' 6" into the bay. With double glazed window to the front elevation.

LOUNGE 16' 2" x 11' 6" (4.93m x 3.51m) This extended room includes a double glazed window to the rear elevation.

KITCHEN 7' 1" x 6' 10" (2.16m x 2.08m) With units at eye and base level. Single drainer sink unit. Facility for gas cooker. Double glazed window to the rear elevation.

FIRST FLOOR

LANDING

BEDROOM ONE 11' 6" x 11' 1" (3.51m x 3.38m) 13' 6" to bay. With double glazed window to the front elevation.

BEDROOM TWO 11' 6" x 10' 9" (3.51m x 3.28m) With double glazed window to the rear elevation.

BEDROOM THREE 10' 6" x 7' 6" (3.2m x 2.29m) With double glazed windows to the front elevation.

SHOWER ROOM With a suite of wash hand basin and W.C. Walk in cubicle. Opaque double glazed window to the rear elevation.

OUTSIDE The property is set back from the pavement behind a lawned fore garden with adjacent driveway providing off road parking and leading through to the side store 17' 8" x 5' 9" with double doors. Rear lobby with W.C. off. To the rear a private, enclosed garden with shaped lawn and stocked borders.

Council Tax Band D 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.

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