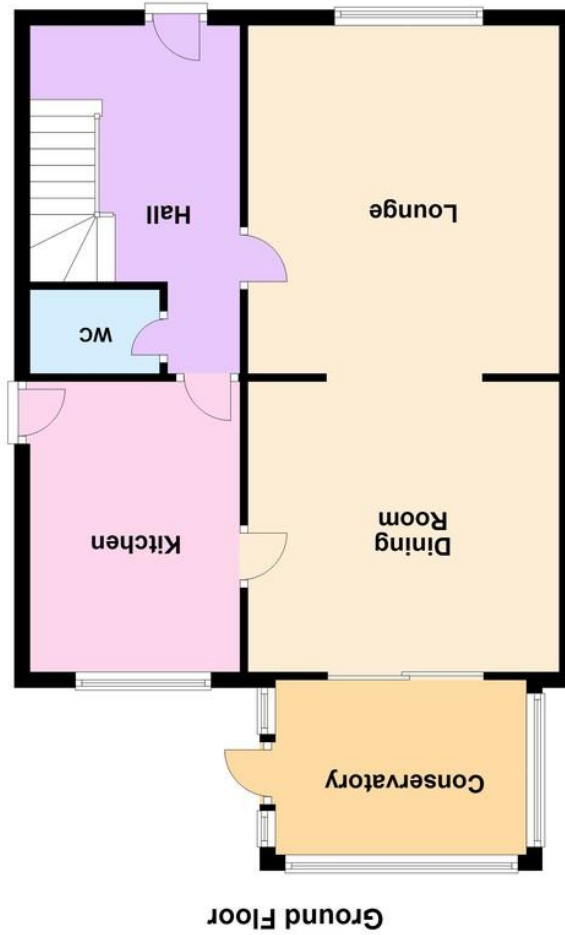
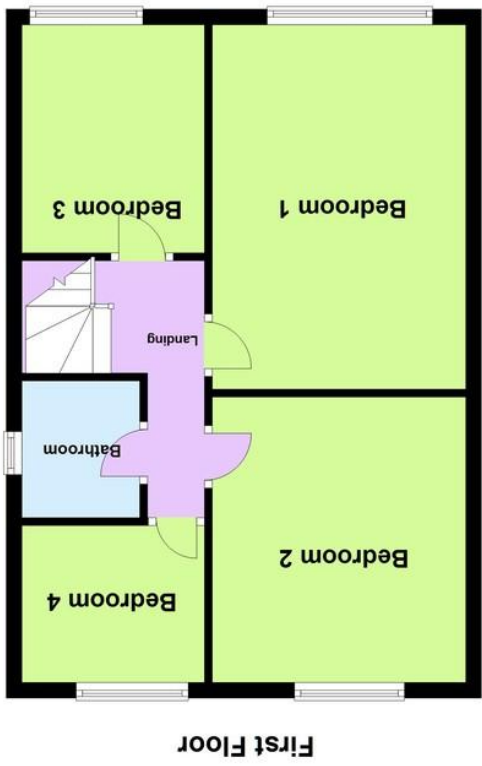


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



If you require the full EPC certificate direct to your email address please contact the sales branch marketing 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 Conveyer.



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- FOR SALE VIA MODERN METHOD OF AUCTION
- FOUR BEDROOM LINK DETACHED HOME
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS

Corncrake Close, Sutton Coldfield, B72 1HY

Guide Price £325,000



Property Description

****BEING SOLD BY MODERN METHOD OF AUCTION**** Green and Company are happy to bring to market this four bedroom link detached home with bags of potential. This property has a driveway providing off road parking for multiple cars as well as a garage for storage. With four well sized bedrooms this is a perfect family home in a sought after location, within the catchment of multiple good local schools. Having two reception rooms and a conservatory, this home has more than enough space to suit any potential buyer. Please call us now to book your viewing and avoid disappointment.

HALLWAY With stairs leading off and doors leading to the kitchen, downstairs wc and lounge.

LOUNGE 14' 8" x 13' 1" (4.47m x 3.99m) Having a double glazed window to front, power points, ceiling light and radiator.

DINING ROOM 12' 3" x 11' 0" (3.73m x 3.35m) Having double glazed sliding doors into conservatory, ceiling light, radiator and power points.

CONSERVATORY 7' 4" x 10' 5" (2.24m x 3.18m) Having double glazed windows and a double glazed door out to the rear garden.

KITCHEN 11' 11" x 8' 10 max" (3.63m x 2.69m) Having a range of wall and base units, stainless steel sink, double glazed window and a double glazed side door leading to the driveway.

LANDING With ceiling lights and doors leading to all four bedrooms and bathroom.

BEDROOM ONE 15' 4" x 10' 8" (4.67m x 3.25m) Carpeted and having a double glazed window to front, radiator ceiling light and power points.

BEDROOM TWO 12' x 10' 2" (3.66m x 3.1m) Having wooden flooring, double glazed window, ceiling lights and radiator.

BEDROOM THREE 10' 6" x 7' 8" (3.2m x 2.34m) Having wooden flooring, double glazed window to front, internal storage cupboard, ceiling light and power points.

BEDROOM FOUR 7' 2" x 9' 10" (2.18m x 3m) Having wooden flooring, double glazed window, fitted storage cupboards, radiator, ceiling light and power points.

BATHROOM 6' 1" x 6' 3" (1.85m x 1.91m) Having tiled walls, walk in overhead shower, low level wc, wash basin, double glazed window and ceiling light.

OUTSIDE This property benefits from having a garage for storage, a driveway providing parking for multiple vehicles and to the rear of the property is a large rear garden with a patio area.

Council Tax Band E - 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.

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.

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.