

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



LEGAL READY

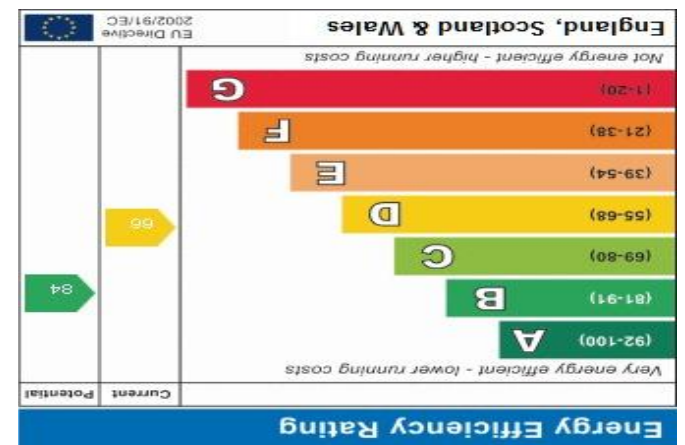
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.



Walmley | 0121 313 1991



- A THREE BEDROOM TRADITIONAL SEMI DETACHED
- OFFERING SCOPE & POTENTIAL
- LOUNGE/DINER
- FITTED KITCHEN WITH UTILITY
- THREE BEDROOMS
- GOOD SIZED ENCLOSED REAR GARDEN



Springfield Road, Walmley, Sutton Coldfield, B76 2SJ

Auction Guide Price
 £250,000

Property Description

DRAFT SALES DETAILS A WAITING APPROVAL BY VENDOR

For sale by Modern Method of Auction: Starting Bid Price £250,000 plus Reservation Fee – Closing date 24th January at 11am.

POPULAR RESIDENTIAL LOCATION - This three bedroom traditional semi detached house occupies this popular residential location is situated close to amenities including local schools and shops with public transport on hand and transport links providing easy access into Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections.

The accommodation which offers scope and potential to extend briefly comprises:- Reception hall, through lounge/diner, fitted kitchen, utility, landing and three bedrooms. Outside to the front the property is set back behind a driveway giving access to the garage and to the rear is a good sized enclosed rear garden. Early internal viewing of this property is recommended which is available with no upward chain. This property is for sale by Green & Company Ltd powered by iamsold Ltd. The property in more detail comprises:

OUTSIDE TO THE FRONT The property is set back from the road behind a driveway providing ample off-road parking with access to the garage, low maintenance fore garden with walls to perimeter, gated access to side and storm porch with outside light.

RECEPTION HALLWAY Being approached by leaded effect double glazed entrance door with matching side screens, staircase off to first floor accommodation, radiator, built in meter cupboard and doors off to lounge/dining room and inner hallway.

LOUNGE/DINING ROOM 16' 06" max 10' 05" min x 25' 04" into bay max 6'00" min (5.03m x 7.72m) Feature chimney breast with fire place, feature beamed ceilings, radiator, walk in leaded double glazed bay window to front and opening through to dining area with radiator, space for dining table and chairs, useful built in storage cupboard and glazed double doors leading through to kitchen.

KITCHEN 12' 03" x 8' 07" (3.73m x 2.62m) Having a range of base units with work top surfaces over, incorporating inset sink unit with mixer tap and side drainer, tiled floor, double glazed window to rear, feature beamed ceilings and opening through to utility.

UTILITY ROOM 7' 02" x 6' 10" (2.18m x 2.08m) Having base units with work top surfaces over, incorporating inset sink unit with mixer tap and tiled splash back surrounds, radiator, double glazed window to rear, feature beamed ceiling and opaque double glazed door giving access to side.

INNER HALLWAY Having opaque double glazed window to side, door off to ground floor bathroom and pedestrian access door to garage.

GROUND FLOOR BATHROOM Having a white suite comprising a "P" shaped corner bath with electric shower over, vanity wash hand basin with chrome mixer tap, cupboards and drawers beneath, low flush WC, tiling to walls and floors, down lighting, radiator and opaque double glazed window to side elevation.

LANDING Being approached by a staircase passing a leaded double glazed window to side, having access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 17' 00" max 10' 04" min to wardrobes x 12' 01" (5.18m x 3.68m) Having a range of built in bedroom furniture comprising bed side cabinet, two double wardrobes, two single wardrobes, cabin style storage cupboards, dressing table, radiator, leaded double glazed walk in bay window to front, further double glazed window to front.

BEDROOM TWO 11' 02" x 10' 00" (3.4m x 3.05m) Having a range of built in bedroom furniture comprising two double wardrobes, cabin style storage over, radiator and double glazed window to rear elevation.

BEDROOM THREE 8' 01" max x 6' 07" (2.46m x 2.01m) Having built in double wardrobe, radiator and double glazed window to rear.

GARAGE 15' 09" x 7' 10" (4.8m x 2.39m) Having metal opening door to front, lighting and power, useful built in under stairs storage and pedestrian access door through to inner hallway and wall mounted gas central heating boiler.

OUTSIDE TO REAR The property is set on a corner position and is a Westerly facing good sized enclosed rear garden with paved patio, neat lawns, borders with shrubs and trees to perimeter and gated access to front, external cold water tap and lighting.

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.

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.

