

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

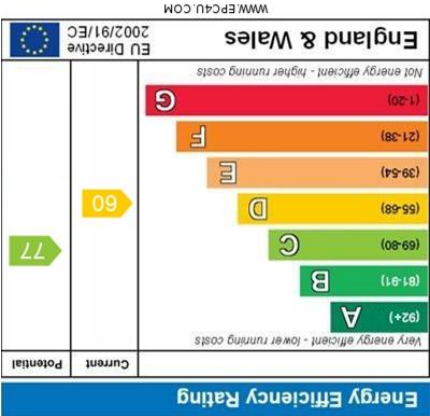


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- Highly Sought After Location
- Traditional Detached Family Home
- Scope To Extend Subject To Planning
- Large Private Rear Garden
- 2 Formal Reception Rooms



Cremorne Road, Four Oaks, Sutton Coldfield, B75 5AH

Auction Guide Price
£520,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

FOR SALE VIA MODERN METHOD OF AUCTION

Occupying a highly sought after location and 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 Mere Green and Sutton Coldfield town centres. This handsome traditional detached family home offers scope and potential to extend subject to planning and currently offers spacious living accommodation throughout. Approached via a driveway there is an entrance vestibule leading to a hallway with guest WC, a formal dining room to the front and a lounge to the rear with views and access to the stunning rear garden, a fitted kitchen with a utility room off, a covered side area has a further WC and access to the large garage, there is a wide returning staircase to the first floor landing with access to three generous bedrooms and a family bathroom, to the rear of the home there is a gorgeous garden with a cabin which would make an ideal home office or entertaining space.

Homes of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

Room Dimensions –

HALLWAY

GUEST WC

FORMAL DINING ROOM 10' 9" x 16' (3.28m x 4.88m)

FORMAL LOUNGE 15' 3" x 16' 6" (4.65m x 5.03m)

KITCHEN 7' 11" x 12' 3" (2.41m x 3.73m)

UTILITY ROOM 4' 3" x 6' 3" (1.3m x 1.91m)

COVERED SIDE 5' 9" x 20' 2" (1.75m x 6.15m)

LANDING 4' 8" x 15' 7" (1.42m x 4.75m)

BEDROOM ONE 15' 1" x 13' 9" (4.6m x 4.19m)

BEDROOM TWO 14' 2" x 11' 11" (4.32m x 3.63m)

BEDROOM THREE 9' x 10' (2.74m x 3.05m)

FAMILY BATHROOM 5' 8" x 9' 6" (1.73m x 2.9m)

GARAGE 10' 1" x 20' 3" (3.07m x 6.17m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for O2 and Vodafone, limited for EE and Three.

Broadband coverage:-
Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Virgin Media, CityFibre, Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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 323 3323

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.