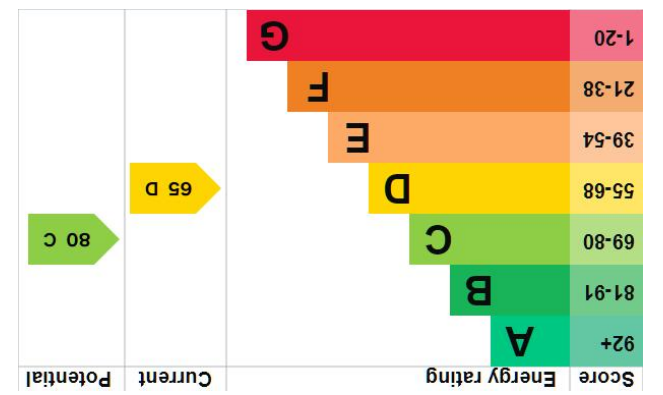


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

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.



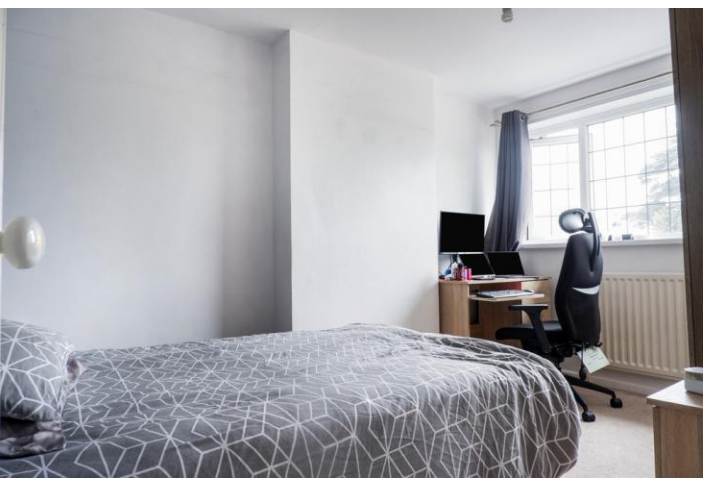
Four Oaks | 0121 323 3323



- Great Schools Locally
- No Upward Chain
- Spacious Lounge Diner
- Fitted Kitchen
- Guest WC
- 3 Great Bedrooms

Lowlands Avenue, Streetly, Sutton Coldfield, B74 3RA

**Auction Guide Price
 £260,000**



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

For sale by Modern Method of Auction: Starting Bid Price £260,000 plus Reservation Fee.

Green and Company are delighted to offer to the market this great three bedroom family home situated within a highly sought after area of Streety. 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. Approached via a driveway to the front, internally there is a spacious lounge and dining area, an extended kitchen diner and guest WC, on the first floor there are three bedrooms and a family bathroom and to complete the home there is a garage and an enclosed garden being ideal for the family buyer.

Homes such as this are rare to the market so early inspection is strongly advised to avoid any disappointment.

This home is being sold with no upward chain.

In brief the accommodation comprises:

ENTRANCE PORCH

LOUNGE DINER 23' 9" x 10' 4" (7.24m x 3.15m) plus 7' 7" x 6' 10" (2.31m x 2.08m) A great sized formal lounge and dining area with a feature fireplace as the focal point, coving, radiator, a recess to the front and an archway leading in to the dining area with patio doors to the rear garden, a door to the stairway and a door to the extended kitchen diner.

EXTENDED KITCHEN DINER 18' 3" x 10' 1" (5.56m x 3.07m) To include a comprehensive range of cream fronted wall and base mounted units with complementing work surfaces over, under cupboard lighting and tiled splash backs, kick board lighting, built in oven and hob with extractor fan over, space and plumbing for white goods, tiled flooring, a window and door to the rear garden and a door to the guest WC.

GUEST WC A low level WC with wash hand basin above and a door to the garage.

From the lounge a staircase rises to the first floor landing with doors to:

BEDROOM ONE 11' x 10' 6" (3.35m x 3.2m) Having a window to the rear and radiator.

BEDROOM TWO 13' 7" x 8' 5" (4.14m x 2.57m) Having a window to the front and radiator.

BEDROOM THREE 9' 8" x 10' 3" (2.95m x 3.12m) Having a window to the front and radiator.

FAMILY BATHROOM To include a matching white suite with a panelled bath with shower over and screen, integrated wash hand basin with vanity storage and WC, heated towel rail and a rear facing window.

GARAGE 17' x 8' (5.18m x 2.44m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the home there is a private garden with a patio area for entertaining, steps up to a lawn with fenced boundaries.

Council Tax Band D Walsall Metropolitan Borough 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.

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 of 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.

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



green
& company

Scan the QR
code to search
for off market
properties