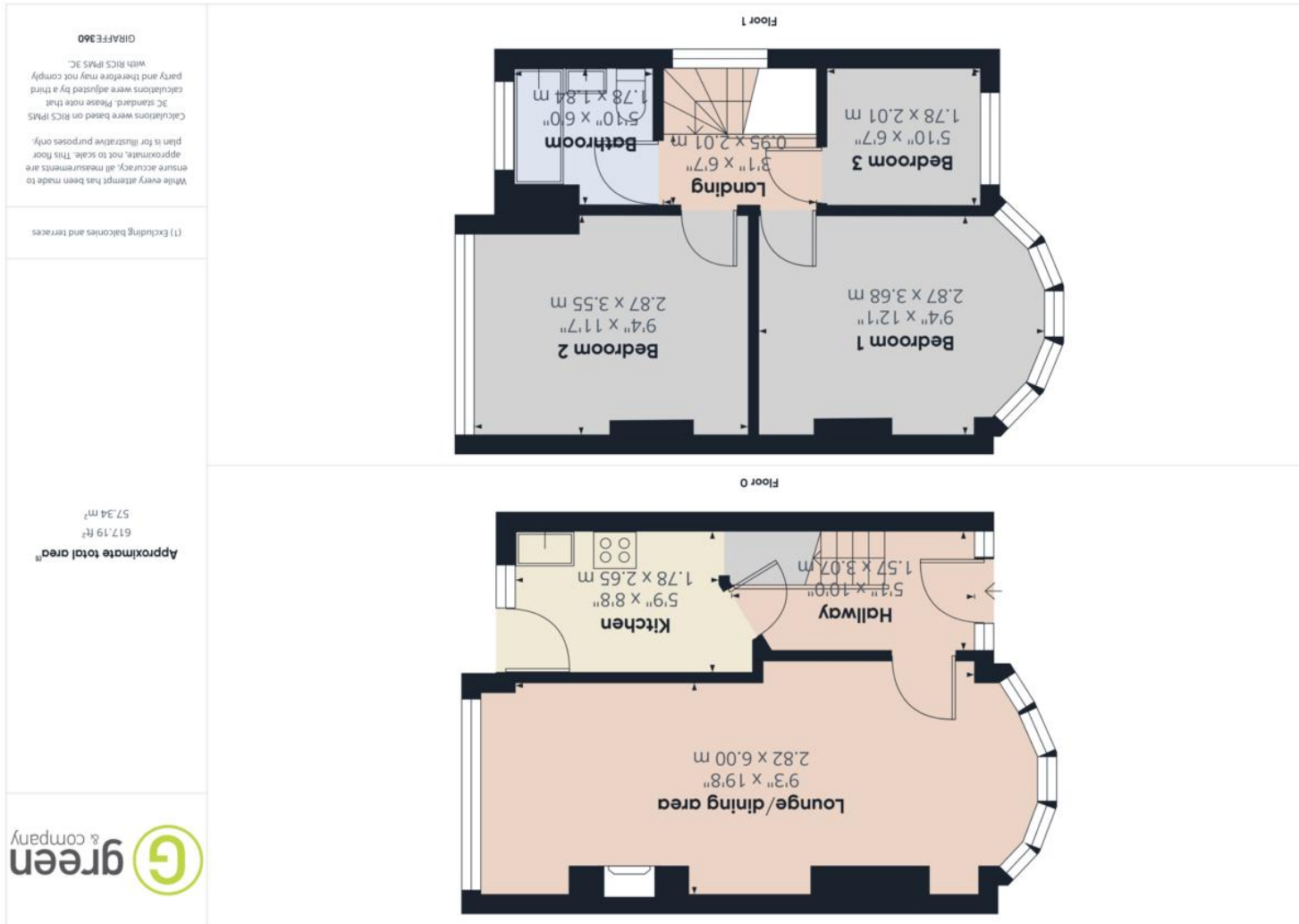


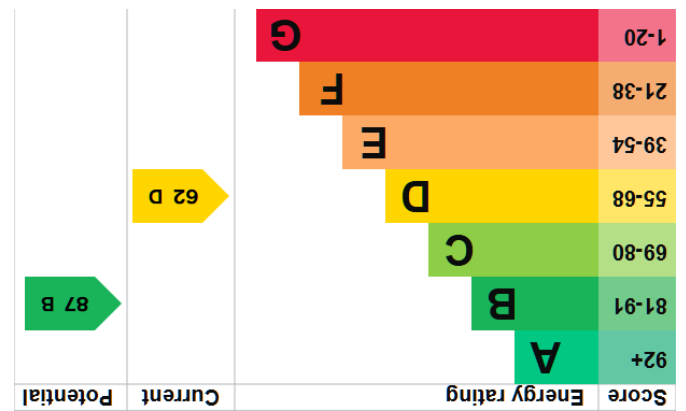
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



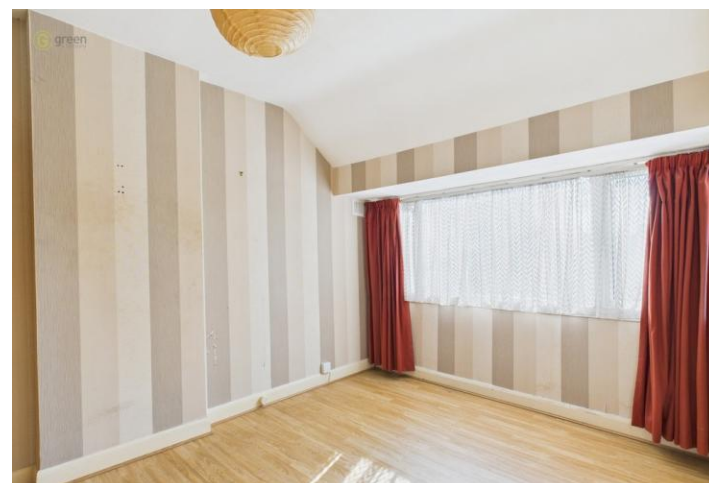
Great Barr | 0121 241 4441



- FOR SALE VIA THE MODERN METHOD OF AUCTION
- A WELL LOCATED TRADITIONAL SEMI WITH FANTASTIC SCOPE FOR MODERNISATION
- GAS CENTRAL HEATING AND MAJORITY DOUBLE GLAZED

Mildenhall Road, Great Barr, Birmingham, B42 2PE

Auction Guide Price  
£190,000



## Property Description

For sale by Modern Method of Auction: Starting Bid Price: £190,000 plus Reservation Fee.

This traditional semi offers tremendous scope for modernisation but yet benefits from gas central heating and majority double glazing. Offered for sale via the modern method of sale, the property has the advantage of no upward chain.

Well placed for local shops, schools and transport facilities, the property should prove to be a great purchase.

Standing behind a block paved driveway the house enjoys a mature rear garden.

In more detail, the property comprises:

**ENTRANCE HALL** With double glazed front door, staircase leading off, cupboard under stairs.

**THROUGH LOUNGE/DINING AREA** 9' 3" x 19' 8" (2.82m x 5.99m) With double glazed bay window to front, two radiators, double glazed window to rear, fireplace.

**KITCHEN** 5' 9" x 8' 8" (1.75m x 2.64m) With double glazed exterior door and window to rear, stainless steel sink unit, basic base and wall cupboards, breakfast bar, radiator.

**FIRST FLOOR**

**LANDING** With window to side.

**BEDROOM ONE** 9' 4" x 12' 1" (2.84m x 3.68m) With double glazed bay window to front and radiator.

**BEDROOM TWO** 9' 4" x 11' 7" (2.84m x 3.53m) With double glazed window to rear and radiator.

**BEDROOM THREE** 5' 10" x 6' 7" (1.78m x 2.01m) With double glazed window to front, radiator and wall mounted gas fired central heating boiler.

**BATHROOM** With double glazed window to rear, radiator, a white suite comprising; panel bath, wash basin and low level WC.

**OUTSIDE** The house stands behind a block paved driveway with parking for several vehicles and there is gated access to the right hand boundary. To the rear is enclosed garden with patio area, two brick built stores, lawned garden with decking area and borders.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 25 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 16Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach, Virgin Media

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.

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**WANT TO SELL YOUR OWN PROPERTY?**  
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 combined 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.