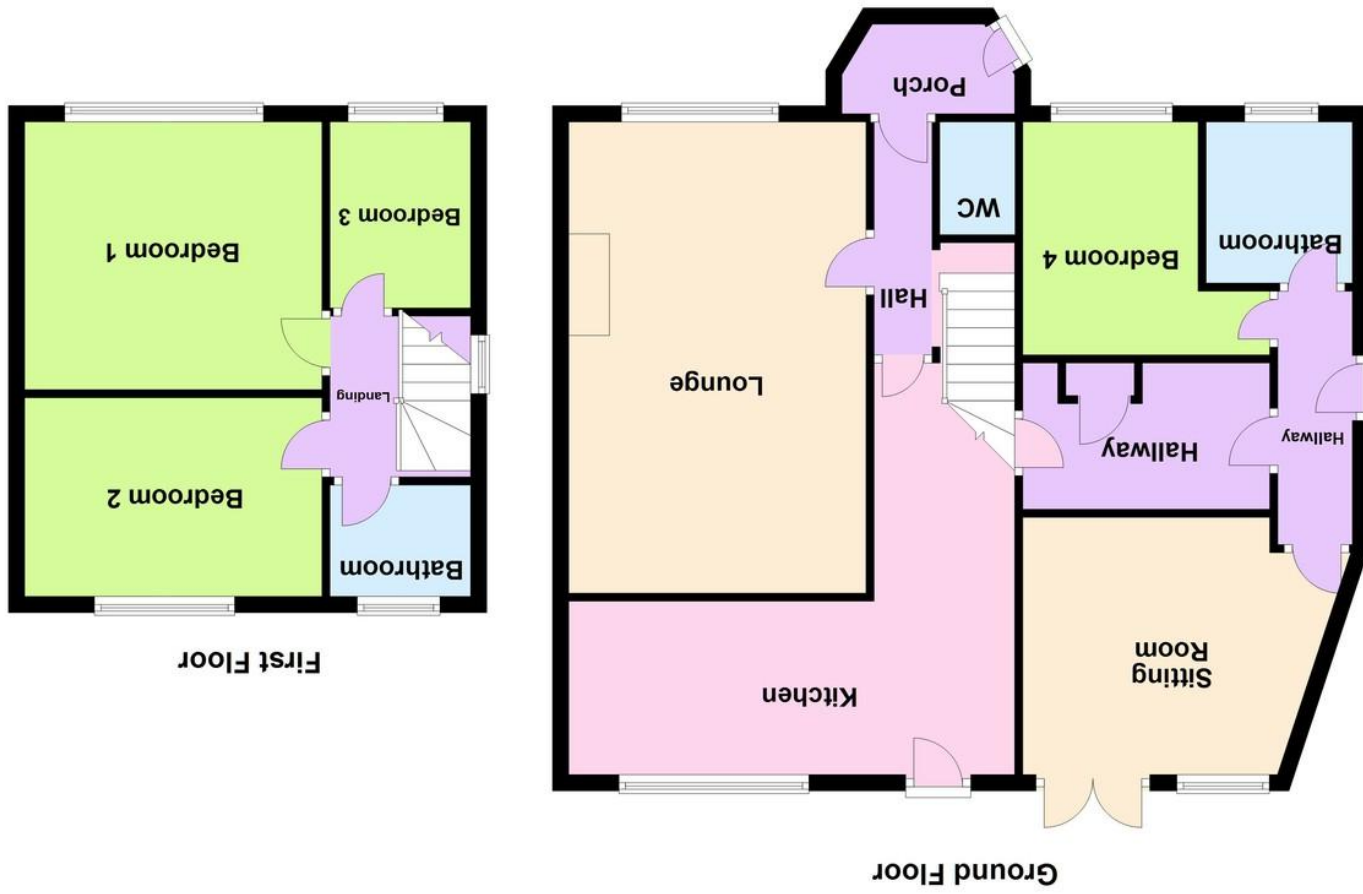
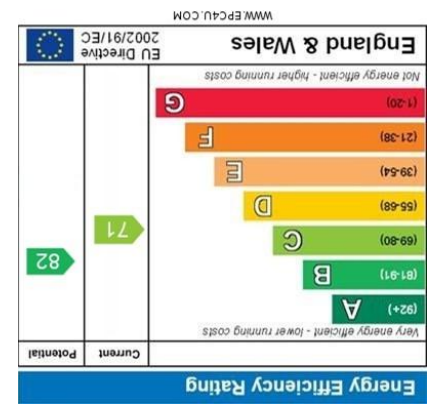


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Boldmere | 0121 321 3991



- FOR SALE VIA MODERN METHOD OF AUCTION
- FOUR BEDROOM SEMI DETACHED HOUSE SCHOOL
- CLOSE PROXIMITY TO PLANTSBROOK SCHOOL
- TWO RECEPTION ROOMS
- TWO BATHROOMS

Chavasse Road, Sutton Coldfield, B72 1NZ

Guide Price £300,000

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL FOR SALE VIA MODERN METHOD OF AUCTION

A well presented extended 4 bedroom semi-detached family home in a highly sought after location within the catchment for Plantsbrook School. Served by gas central heating and having UPVC double glazing, the property is very well placed with regard to local amenities including commuting, shops, a range of schools and has the advantage of a large driveway to the front and a rear garden.

Viewing is recommended of this lovely home which in detail comprises of:-

ENTRANCE PORCH With double glazed front door and windows and further inner door leading to:-

ENTRANCE HALL With staircase leading off

ATTRACTIVE LOUNGE 19' 04" x 12' 00 max" (5.89m x 3.66m) With double glazed window to front and two radiators

DOWNSTAIRS W/C Having W/C and hand wash basin

KITCHEN 7' x 16' (2.13m x 4.88m) With radiator, double glazed windows and double glazed exterior door, sink unit, base cupboards and drawer units, wall cupboards, gas hob, electric oven and extractor.

SITTING ROOM 12' 09" x 15' 09 max" (3.89m x 4.8m) With radiator, fireplace, double glazed window and a double glazed patio doors opening out into the garden

DOWNSTAIRS BATHROOM 8' 10" x 5' 11" (2.69m x 1.8m) With radiator, towel rail, bath, shower, wash basin, W/C and double glazed window

DOWNSTAIRS BEDROOM 12' 10" x 12 max' (3.91m x 3.66m) Large ground floor bedroom with internal storage, radiator and double glazed window

FIRST FLOOR LANDING With double glazed window, access to loft.

BATHROOM 4' x 6' 09" (1.22m x 2.06m) Radiator, double glazed window, bath with electric shower over, wash basin, wc,.

BEDROOM ONE 10' 10" x 12 max' (3.3m x 3.66m) With double glazed window to front and radiator

BEDROOM TWO 8' 02" x 12 max' (2.49m x 3.66m) With double glazed window and radiator

BEDROOM THREE 7' 11" x 6' 11" (2.41m x 2.11m) With double glazed window and radiator

OUTSIDE The property benefits from a large driveway at the front of the property for up to three cars. To the rear of the property is a generously sized garden with patio area and fence boundaries.

Council Tax Band C 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.

