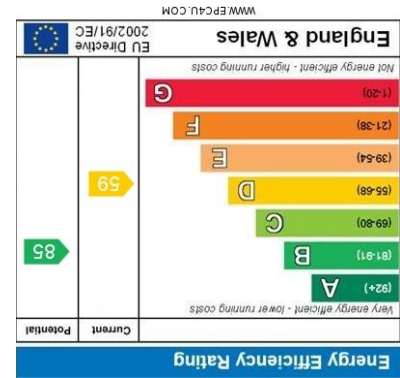


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Town Centre Location
- NO UPWARD CHAIN
- Spacious Lounge Diner
- Fitted Kitchen
- 2 Good Sized Bedrooms
- Family Bathroom

Bedford Road, Sutton Coldfield, B75 6AB

Auction Guide Price
£380,000



Property Description

For sale by Modern Method of Auction: Starting Bid Price £380,000 plus Reservation Fee.

Occupying a highly sought after location within Sutton Coldfield 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. Approached via a deep frontage the bungalow is entered via a hallway with access to a spacious lounge and dining area, a fitted kitchen, 2 good sized bedrooms and a family bathroom. The bungalow retains many original features and stands on a large plot and offers further potential to extend subject to planning permission and is being sold with no upward chain.

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

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY A spacious entrance hallway with a stained glass insert to the front door, double doors lead to:

LOUNGE/DINER 16' 00" x 11' 11" (4.88m x 3.63m) plus Dining Area 12ft 7 x 9ft 11

A great sized formal living and dining area with a bay window to the front aspect, opening and opening in to the dining area with access and views over the large rear garden, a stained glass window to the side and radiator.

KITCHEN 12' 02" x 7' 10" (3.71m x 2.39m) To include a matching range of wall and base mounted units with complementing work surfaces over, integrated oven and gas hob, space and plumbing for white goods, sink and drainer unit, a window to the rear and a door to the covered side passage.

BEDROOM ONE 14' 03" x 11' 11" (4.34m x 3.63m) Having a bay window to the front and a further window to the side, radiator and ample space for built in/free standing furniture.

BEDROOM TWO 12' 04" x 8' 11" (3.76m x 2.72m) Having a window to the rear and radiator.

BATHROOM Including a white suite with a panelled bath with shower over, wash hand basin with vanity storage beneath, a window to the side and a separate WC off the hallway.

GARAGE 15' 07" x 7' 11" (4.75m x 2.41m)

OUTSIDE To the rear of the home there is a large private rear garden with a patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries offering maximum privacy.

We are advised that the property is Freehold

Council Tax Band E 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.

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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 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.