

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

Total area: approx. 107.8 sq. metres (1160.5 sq. feet)



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.

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Walmley | 0121 313 1991



- AUCTION STARTING BID £300,000 PLUS RESERVATION FEE
- A LARGER STYLE TRADITIONAL EXTENDED SEMI DETACHED HOUSE
- RECEPTION HALLWAY WITH GUEST CLOAKS OFF
- POTENTIAL TO EXTEND TO THE SIDE SUBJECT TO PLANNING PERMISSION
- EXTENDED MODERN REFITTED KITCHEN/BREAKFAST ROOM

3 Jerrard Drive, Sutton Coldfield, B75 7SY

Auction Guide Price
 £300,000

Property Description

For sale by modern method of auction, starting bid £300,000 plus reservation fee. Sought after residential location. This larger style extended three bedroomed traditional semi detached house, occupies this sought after residential location, with walking distance of local amenities including the shops and facilities within Sutton Coldfield Town Centre, with public transport on hand, excellent schools within the vicinity and transport links providing easy access to Sutton Coldfield Town Centre, Birmingham City Centre and motorway connections. The spacious accommodation briefly comprises welcoming reception hallway, guest wc, spacious family lounge, separate dining room, modern extended refitted kitchen/breakfast room, guest cloakroom, galleried landing, three good sized bedrooms, family bathroom. Outside to the front the property is set well back behind a full width block paved driveway providing ample off road parking, with access to the garage and to the rear there is a good sized well maintained enclosed garden. Early viewing of this property is highly recommended.

Outside to the front the property is set back from the road behind a full width block paved driveway, providing ample off road parking, with access to the garage.

STORM PORCH

RECEPTION HALLWAY Being approached via a reception door with an opaque double glazed side screens, spindle staircase off to first floor accommodation, radiator, laminate flooring and doors off to all rooms.

INNER HALLWAY With radiator, door off to extended kitchen/breakfast room and guest cloakroom, useful built in storage, laminate flooring.

GUEST CLOAKROOM Having a white suite comprising wash hand basin with mixer tap, low flush wc and gas central heating boiler.

FAMILY LOUNGE 13' 03" x 16' 10" max x 10' 10" min (4.04m x 5.13m) Having walk in double glazed bay window with double glazed French doors giving access to rear garden, with further double glazed window, chimney breast with fire place with surround and hearth, wall light points.

DINING ROOM 14' 11" in to bay x 10' 05" (4.55m x 3.18m) With walk in leaded double glazed bay window to front, wall light points, radiator and laminate flooring.

EXTENDED KITCHEN/BREAKFAST ROOM 13' 04" x 9' 11" (4.06m x 3.02m) Having been recently refitted with modern contemporary range of high gloss wall and base units with work top surfaces over, incorporating inset one and a half bowl sink unit with hose style mixer tap and brick effect tiled splash back surrounds, fitted gas on glass hob, extractor hood over, built in double oven beneath, space and plumbing for washing machine, space for fridge freezer, polished tiled floor, fitted breakfast bar, radiator, down lighting, double glazed window to rear, opaque double glazed doors giving access to front and rear elevation.

GALLERIED LANDING Being approached via a spindle turning stair case with opaque double glazed window to front, useful built in storage cupboard, access to loft and doors off to bedrooms and bathroom.

BEDROOM ONE 15' 00" into bay x 10' 05" (4.57m x 3.18m) With walk in double glazed bay window to front, radiator.

BEDROOM TWO 13' 03" into bay x 9' 10" max x 5' 05" min (4.04m x 3m) Having double glazed bay window to rear, radiator.

BEDROOM THREE 13' 03" x 6' 07" (4.04m x 2.01m) With double glazed window to rear, radiator.

FAMILY BATHROOM Having a white suite comprising a panelled bath with mains fed shower over and fitted shower screen, pedestal wash hand basin, low flush WC, part tiling to walls, radiator, extractor and opaque double glazed window to side elevation,

OUTSIDE To the rear there is a good sized well maintained garden with full width paved patio with retaining wall and steps leading to neat lawned garden with fencing to perimeter having a variety of shrubs and trees, pedestrian access door to garage and gated access to front.

GARAGE 14' 02" x 8' 01" (4.32m x 2.46m) Having light and power and pedestrian access door to rear.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice and data available for EE, Three, O2 & Vodafone

Broadband coverage -

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Openreach, Virgin Media

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?

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