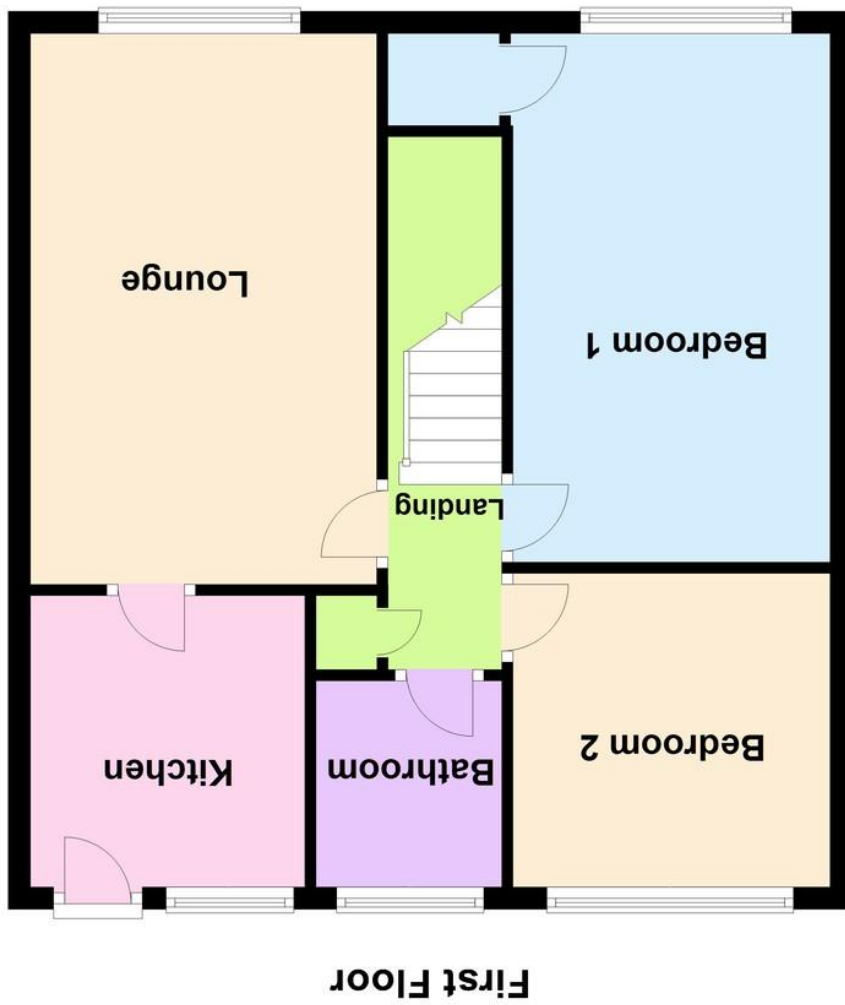


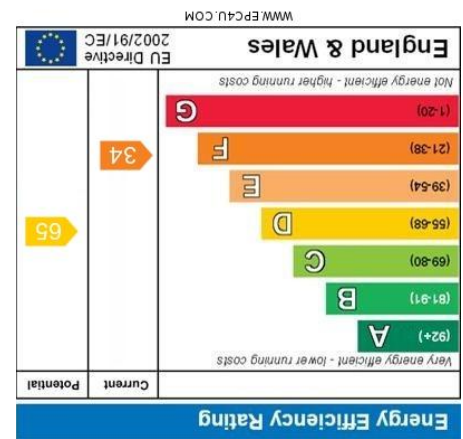
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Walmley | 0121 313 1991



- \*\*\*SOLD BY MODERN METHOD OF AUCTION STARTING BID £90,000 PLUS RESERVATION FEE
- A WELL PRESENTED FIRST FLOOR MAISONETTE
- SPACIOUS LOUNGE\*FITTED KITCHEN

Lyneham Gardens, Minworth, Sutton Coldfield, B76 1XH

Auction Guide Price  
£90,000



## Property Description

\*\*\*DRAFT SALES DETAILS AWAITING VENDOR APPROVAL\*\*\* For sale by modern method of auction starting bid £90,000 plus reservation fee.

A WELL PRESENTED FIRST FLOOR MAISONETTE - an excellent opportunity to acquire this first floor maisonette in this popular location set aside from Lyneham Gardens offering no upward chain. The property is well presented and is within reach of local shopping facilities at Walmley Village with public transport on hand, first and secondary schools in the vicinity and access out to Birmingham City Centre and motorway connections. The accommodation briefly comprises:- Entrance hall, landing, spacious living room, fitted kitchen, two double bedrooms and bathroom. Outside the property sits back from the road behind a fore garden and there is a garage in a separate block. THE PROPERTY IS AVAILABLE WITH NO UPWARD CHAIN. THE PROPERTY HAS APPROXIMATELY 52 YEARS REMAINING. INVESTMENT OPPORTUNITY WITH POTENTIAL £850P/M RENT.

RECEPTION HALL - Approached via entrance door with stairs off to:-

FIRST FLOOR LANDING Having access to loft void and airing cupboard off housing the lagged copper hot water cylinder

LIVING ROOM 16' 6" x 10' 10" (5.03m x 3.3m) With fireplace, double glazed window to front and door through to kitchen,

KITCHEN 8' 9" x 8' 1" (2.67m x 2.46m) Having a range of wall and base units with working surfaces and complementary tiling, inset stainless circular steel sink unit with mixer tap, four ring electric hob, oven, fridge/freezers, space for washing machine and double glazed window to rear.

BEDROOM ONE 15' 11" x 9' 7" (4.85m x 2.92m) Having built-in storage cupboard and double glazed window facing front.

BEDROOM TWO 9' 3" x 9' 8" (2.82m x 2.95m) Having double glazed window to rear.

BATHROOM Having white suite comprising of bath with tiled surrounds and electric shower, pedestal wash hand basin and WC with low level flush and double glazed window to rear.

The property has a most pleasant approach with views over grass embankment and maturing trees.

GARAGE (Unmeasured) Situated in nearby block. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for Vodafone, limited for EE, Three and O2 and limited data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 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 100 Mbps.

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.

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.

### TENURE

The Agent understands that the property is leasehold with approximately 52 years remaining. Service charge is currently running at £100 per annum and Ground Rent is currently running at £52.50 per annum. 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 Solicitors 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

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.