

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

Total area: approx. 219.5 sq. metres (2362.4 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.
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Walmley | 0121 313 1991



- SOLD BY MODERN METHOD OF AUCTION
 STARING BID £525,000 PLUS
 RESERVATION FEE
- A GRAND FOUR BEDROOM PERIOD SEMI-
 DETACHED PROPERTY
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM WITH UTILITY
 ROOM OFF
- FOUR BEDROOMS PLUS LOFT ROOM
- TWO BATHROOMS

11 Walmley Ash Road, Walmley, Sutton Coldfield, B76 1HY

**Auction Guide Price
 £525,000**

Property Description

For sale by Modern Method of Auction: Starting Bid Price £525,000 plus Reservation Fee. HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION. This grand four bedroom period semi-detached property occupies this sought after residential location within easy access of Walmley Village with public transport on hand and transport links providing easy access into Sutton Town Centre, Birmingham City Centre and motorway connections. The spacious accommodation which offers scope and potential to be developed briefly comprises; porch, welcoming reception hallway, three reception rooms, breakfast kitchen, utility room, guest cloakroom, landing, four first floor good size bedrooms, family bathroom, separate family shower room, further loft room to the second floor, multi-vehicle driveway, good sized enclosed rear garden with a variety of various outhouses. Internal viewing recommended and is offered for sale with no upward chain.

PORCH Being approached via double glazed French doors, with built in storage cupboard, glazed door through to reception hallway and further door through to sitting room.

RECEPTION HALLWAY Approached via glazed reception door, with radiator, stairs off to first floor accommodation, radiator and doors off to all rooms.

SITTING ROOM 18' 4" x 13' 2" (5.59m x 4.01m) With double glazed window to front, radiator and door through to utility room.

FAMILY LOUNGE 14' 6" x 13' 5" (4.42m x 4.09m) With double glazed bow window to front, chimney breast with feature fireplace with surround and hearth, inset fire and feature beam across and two radiators.

RECEPTION ROOM 19' 3" x 11' 9" (5.87m x 3.58m) Extended with feature fireplace with surround and hearth, radiator and double glazed sliding patio door giving access out to rear garden.

KITCHEN BREAKFAST ROOM 12' 3" x 12' 3" (3.73m x 3.73m) Having a matching range of wall and base units with worktop surfaces over incorporating; inset stainless steel sink unit with mixer tap and tiled splash back surrounds, space for breakfast table and chairs, space for cooker with extractor hood over, double glazed window to rear and opening through to utility.

UTILITY 6' 9" x 12' 3" (2.06m x 3.73m) Having base units with inset sink unit, fitted breakfast bar, radiator, space and plumbing for washing machine, built in storage cupboards, double glazed window to rear and door through to lobby.

LOBBY 12' 4" x 5' 4" max (3.76m x 1.63m max) With double glazed window to rear, door through to sitting room and further door to guest cloakroom.

GUEST CLOAKROOM Having low flush WC and wall mounted gas central heating boiler.

LANDING With double glazed window to front, access to loft and doors to four bedrooms, bathroom and shower room.

BEDROOM ONE 13' 9" x 10' 09" (Max) 9' 1" (Min) (4.19m x 3.28m) With double glazed window to front and radiator.

BEDROOM TWO 13' 9" x 11' 9" (4.19m x 3.58m) With double glazed window to rear and radiator.

BEDROOM THREE 13' 2" x 12' 9" (4.01m x 3.89m) With double glazed window to rear and radiator

BEDROOM FOUR 13' 9" x 13' 4" (4.19m x 4.06m) With double glazed window to front, radiator and stairs off to bedroom five/loft room.

LOFT ROOM 13' 6" x 13' 7" (4.11m x 4.14m) Having built in eaves storage, radiator and double glazed window to side.

BATHROOM Having a four piece white suite comprising; panel bath, low flush WC, pedestal wash hand basin, part tiling to walls, fully tiled enclosed shower cubicle with mains fed shower over, radiator and opaque double glazed window to rear.

SHOWER ROOM Having a white suite comprising; pedestal wash hand basin with low flush WC, part tiling to walls, fully tiled enclosed shower cubicle with mains fed shower over, radiator and opaque double glazed window to front.

OUTSIDE To the front the property is set well back from the road behind a multi-vehicle block paved driveway with wall perimeter. To the rear is a large enclosed rear garden with full width block paved patio, timber frame garden shed, block paved pathway leads to neat lawned garden with useful garden store and block paved pathway continues further up the garden to further second useful garden store with potential of home office and fencing to perimeter.

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.

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.

