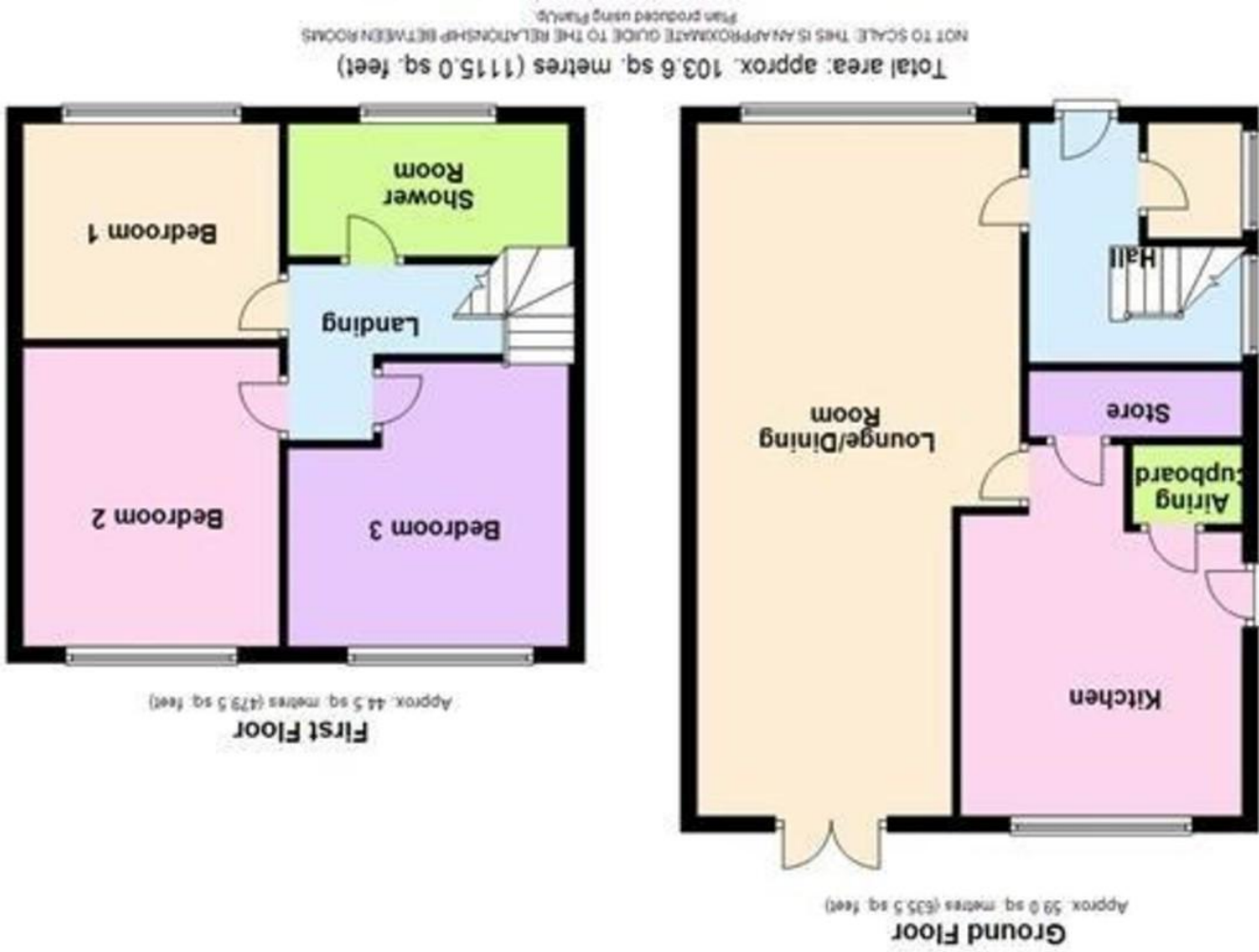
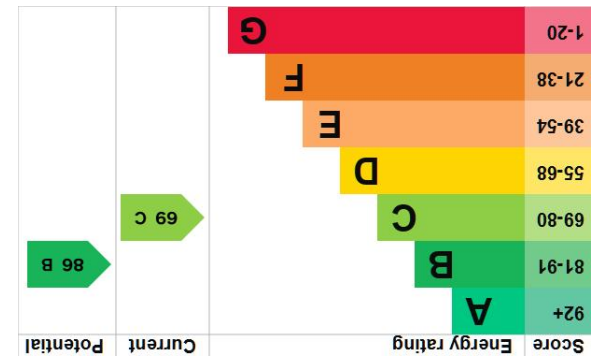


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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
 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.



Castle Bromwich | 0121 241 1100



- MODERN METHOD OF AUCTION
- THREE DOUBLE BEDROOMS
- NEW REFITTED KITCHEN
- NEW REFITTED SHOWER ROOM
- DOWNSTAIRS WC



Lanchester Way, Smithwood, Birmingham, B36 9LR

Guide Price £200,000



Property Description

For sale by Modern Method of Auction: Starting Bid Price £200,000 plus Reservation Fee.

What a fantastic opportunity to acquire this spacious three bedroom semi detached property which has recently been refitted with wonderful NEW kitchen and shower room.. This home is marketed through the NEW MODERN METHOD OF AUCTION and benefits from downstairs WC, spacious lounge diner, three double bedrooms, generous garden and separate garage. This home is not to be missed! – Call Green and Company now to arrange your viewing.

Set raised up from main road with lawn and shrubbery adding privacy to front door entering.

HALL With radiator, door to lounge, stairs to first floor and door to:-

WC With corner sink, heated towel rail, WC and window to side.

LOUNGE DINING ROOM 28' 5"max 15' 9"min x 13' 3"max 10' 7" (8.66m max 4.8m min x 4.04m max 3.23m min)Which benefits from window to front, French doors to rear, electric fire, stone effect surround, wall lighting, two Radiators and door to:-

KITCHEN 11' 8" x 11' 7" (3.56m x 3.53m) WOW this is an impressive room with refitted kitchen offering country style units, quartz worktop with upstands, integrated microwave, gas hob, Kardean flooring, Blanco black sink, blind, double oven, integrated dishwasher, integrated washing machine, feature spotlighting, radiator, integrated fridge freezer, door to rear with blind, pull out larder/spice rack, corner unit with carousel and pantry.

FIRST FLOOR With window on stairs with radiator, doors to bedrooms and shower room.

BEDROOM ONE 9' 6" x 8' 10" (2.9m x 2.69m) Having window over looking the front aspect with radiator.

BEDROOM TWO 12' 3" x 10' 6" (3.73m x 3.2m) Having window overlooking rear of property with radiator.

BEDROOM THREE 12' 4"max x 11' 8"to wardrobes (3.76m x 3.56m) Having window overlooking rear of property with wardrobes and radiator.

SHOWER ROOM Has been recently refitted and benefits walk – in shower tray and screen, mixer shower, radiator, window to front, WC, vanity sink and unit, spot lights, laminate flooring, laminate wall panelling in stone and mosaic effect and heated towel rail.

REAR GARDEN Has potential and benefits from three lawn areas, patio, trees and shrubs and raised rockery.

GARAGE (Unmeasured) is situated in a separate block to the side/ rear of property. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band B Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available for EE, O2, Vodafone and data available for O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 5Mbps. Highest available upload speed 0.7Mbps.
 Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 18Mbps.
 Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 100Mbps.
 Networks in your area - Virgin Media, Openreach



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 241 1100

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.

