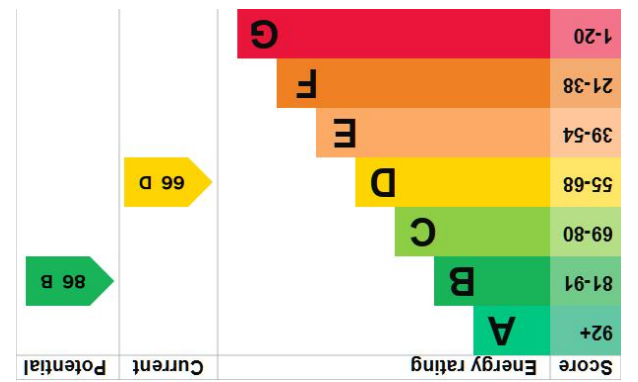


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyancer.



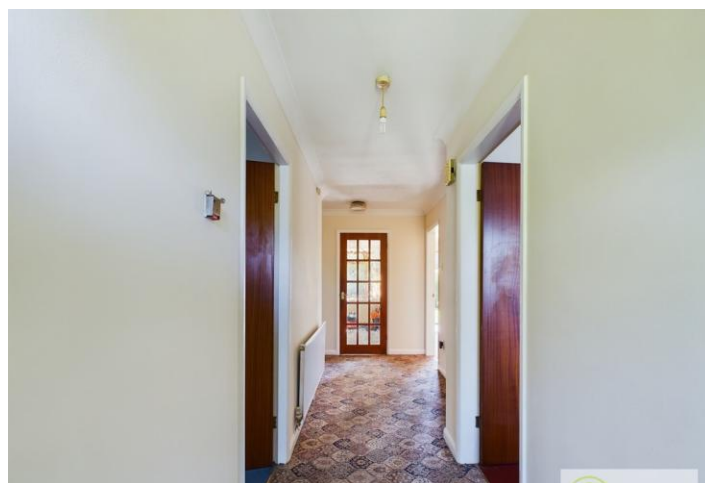
Four Oaks | 0121 323 3323



- Highly Sought After Location
- Private Drive Of 2 Bungalows
- No Upward Chain
- Spacious Lounge & Dining Room
- Fitted Kitchen
- Shower Room

Whitehouse Common Road, Sutton Coldfield, B75 6DN

Guide Price £350,000



Property Description

For sale by Modern Method of Auction: Starting Bid Price £350,000 plus Reservation Fee.

Occupying a highly sought after private location of 2 detached bungalows off Whitehouse Common Road and being ideally placed for all local amenities at Mere Green and Sutton Coldfield town centres. Approached off Whitehouse Common Road the bungalow is entered through an enclosed porch leading to a hallway with a spacious lounge and separate dining area, a fitted kitchen, two great sized bedrooms, a shower room and separate WC, to complete the bungalow there is a lovely private garden and garage.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY A L Shaped hallway with coving, radiator and doors leading off to:

LOUNGE 16' 3" x 13' 6" (4.95m x 4.11m) A spacious lounge with a window and sliding patio door to the rear, radiator and opening in to:

DINING ROOM 8' 3" x 10' (2.51m x 3.05m) Also entered via a the hallway with a window to the rear and radiator.

KITCHEN 8' 8" x 16' 8max (2.64m x 5.08m) To include a matching range of wall and base mounted units with complementing work surfaces over and tiled splashbacks, integrated oven and gas hob, space and plumbing for white goods, a walk in pantry, sink and drainer unit a window and door to side.

BEDROOM ONE 11' 10" x 11' 2" (3.61m x 3.4m) Having fitted wardrobes, a window to the front and radiator.

BEDROOM TWO 9' 6" x 8' (2.9m x 2.44m) Having a window to the front and radiator.

SHOWER ROOM An enclosed shower cubicle, low level WC, wash hand basin and radiator.

A separate WC is off the hallway.

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

OUTSIDE To the rear of the home there is a large private garden, with a patio area for entertaining mainly laid to lawn offering maximum privacy.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely for EE, Three, O2 Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 52 Mbps. Highest available upload speed 12Mbps.

Networks in your area - Openreach

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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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.

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?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323

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 combined 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.