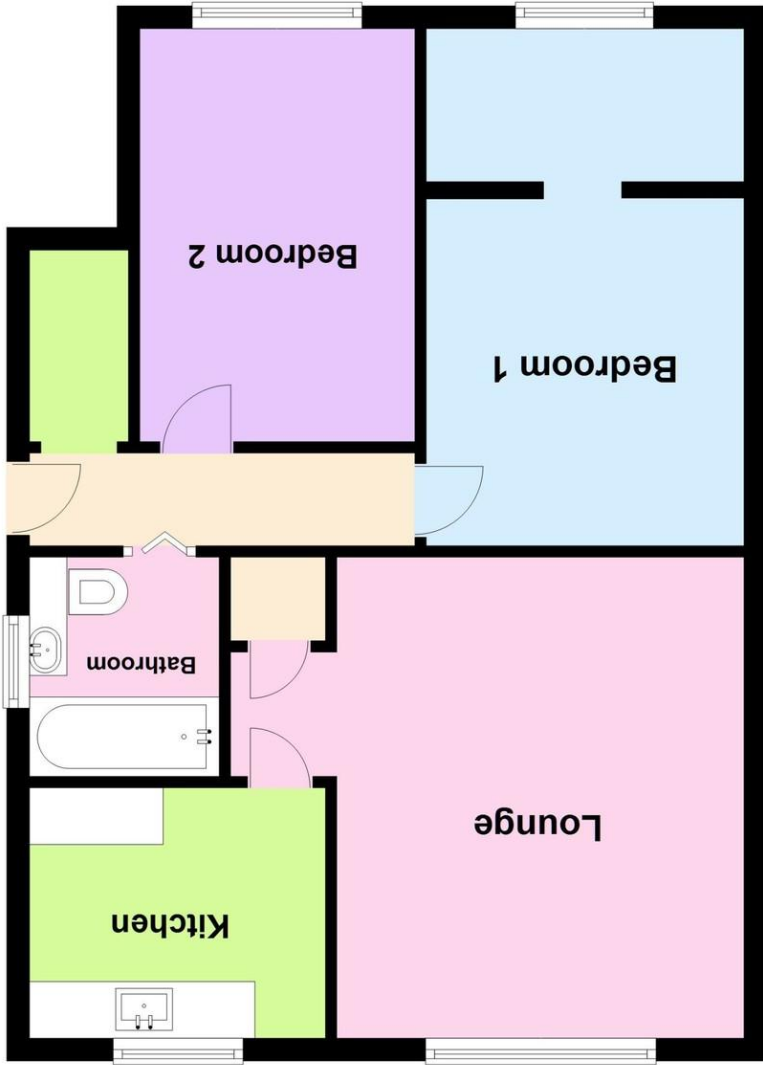


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Ground Floor

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 Conveyer.



Great Barr | 0121 241 4441



- FOR SALE VIA MODERN METHOD OF AUCTION
- BEAUTIFUL GROUND FLOOR MASONRY
- WELL MAINTAINED COMMUNAL GARDEN
- GARAGE IN SEPERATE BLOCK
- MASTER BEDROOM WITH DRESSING AREA

Newton Gardens, Great Barr, Birmingham, B43 5DY

Auction Guide Price
£100,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

FOR SALE VIA MODERN METHOD OF AUCTION

Presenting an immaculate two bedroom Maisonette, currently listed for sale and situated in a quiet locality with close proximity to public transport links, local amenities, and nearby parks. This property is ideally suited for families or couples seeking a peaceful yet convenient location.

The interior of the property is equally impressive, having been recently renovated to a high standard. The accommodation comprises of two double bedrooms, a newly refurbished bathroom, a modern kitchen, and a reception room.

The first bedroom is a spacious double room complete with a walk-in closet, providing generous storage space. The second bedroom is also a double room, offering ample space for comfort. The bathroom has been newly refurbished, adding a touch of elegance and modernity.

The kitchen is a cook's delight, outfitted with modern appliances and flooded with natural light. It has been recently refurbished, ensuring a sleek and contemporary ambience. The open-plan reception room is an inviting space for relaxation and entertainment, enhanced by large windows that fill the room with light and offer a beautiful view of the surroundings.

Adding to the property's appeal are its unique features, including a garage that provides secure off-street parking or additional storage, and the recent renovations that bring a fresh and modern appeal to the entire home.

In summary, this Maisonette offers a blend of modern living in a quiet and convenient location, providing an ideal home for families or couples.

HALLWAY Ceiling light point, radiator, wooden flooring.

LOUNGE 14' 0" x 11' 8" (4.27m x 3.56m) Wooden flooring, two light ceiling points, window to front and radiator, storage cupboard.

KITCHEN 9' 0" x 7' 2" (2.74m x 2.18m) Wooden flooring, wall and base units, window to front, ceiling light point, radiator, space for washer / dryer, space for gas oven, gas hob and extractor, boiler, wooden work tops, sink, space for fridge/freezer.

BEDROOM ONE 10' 0" x 9' 2" (3.05m x 2.79m) Ceiling light point, opening leading to dressing room area having window to rear and radiator.

BEDROOM TWO 12' 0" x 7' 6" (3.66m x 2.29m) Ceiling light point, radiator and window to rear.

BATHROOM 6' 4" x 5' 6" (1.93m x 1.68m) Vinyl flooring, bath, electric shower, tiled splash back, toilet, sink, towel radiator and window to side and ceiling light point.

OUTSIDE Front and communal garden having lawned area surrounded by shrubs and flowers, pathway.

The rear garden has paved area, lawned area.

Garage is allocated with the property.

Council Tax Band B - Sandwell

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 283 Mbps. Highest available upload speed 44 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach



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 leasehold with approximately 121 years remaining. Service Charge is currently running at £990 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £0. 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

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

This property is for sale by Green & Company Ltd powered by iamsoild 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, iamsoild 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 iamsoild 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 iamsoild.

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.