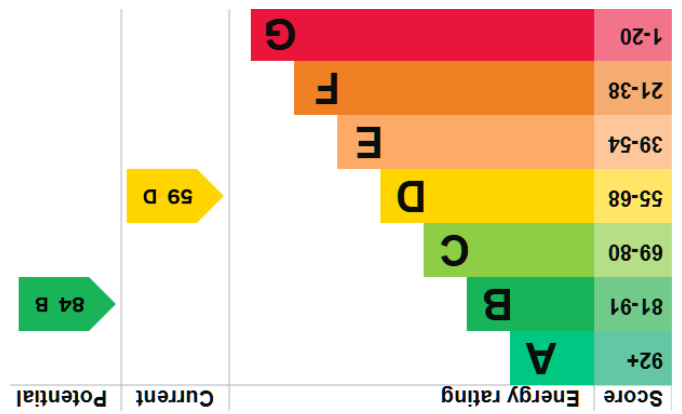


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 92.9 sq. metres (1000.3 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.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Walmley | 0121 313 1991



- SOLD BY MODERN METHOD OF AUCTION STARTING BID £210,000 PLUS RESERVATION FEE
- A THREE BEDROOM SEMI DETACHED HOUSE
- OFFERING SCOPE AND POTENTIAL TO EXTEND

Prestwick Road, Castle Vale, Birmingham, B35 6PF

Auction Guide Price  
 £210,000



## Property Description

**\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\***

For sale by Modern Method of Auction: Starting Bid Price £210,000 plus Reservation Fee. The three bedroom semi detached house occupying a large corner plot offering scope and potential to extend. Set in this popular residential location this three bedroom semi detached property is well situated for amenities including local schools and shops, public transport on hand, excellent schools in the vicinity and transport links giving easy access into Sutton Goldfield Town Centre, Birmingham City Centre and motorway connections. The accommodation which offers scope and potential to completely extend briefly comprises to the ground floor:- entrance porch, reception hallway, spacious family lounge, modern fitted kitchen/diner. To the first floor are three bedrooms and the family shower room. Outside to the front the property is set back from the road behind a fore garden and driveway giving access to the garage and to the rear is a good sized enclosed rear garden with scope to extend. The property is offered with No Upward Chain.

**OUTSIDE** To the front the property occupies a large corner plot with scope and potential to extend and is set back behind a multi-vehicle block paved driveway with access to garage, neat lawn and gated access to rear.

**PORCH** Being approached via leaded double glazed entrance door with matching side screens and tiled floor.

**RECEPTION HALWAY** Being approached via entrance door, with stairs off to first floor accommodation and door through to:-

**LOUNGE** 15' max 13' 9" min x 13' 6" max (4.57m max 4.19m min x 4.19m max) Having fireplace with surround and hearth, coving to ceiling, useful under stairs storage cupboard and leaded double glazed bay window to front.

**KITCHEN/DINER** 17' 10" x 9' 5" (5.44m x 2.87m) Kitchen area having been refitted with a modern range of high gloss wall and base units with worktop surfaces over incorporating inset sink unit with mixer tap, tiled splash back surrounds, double glazed window to rear, fitted halogen hob, integrated microwave, space and plumbing for washing machine and further appliance, cupboard housing warm air heating system, double glazed window to rear and opening through to dining area which has space for dining table and chairs and double glazed French doors giving access to rear garden.

### FIRST FLOOR

**LANDING** Approached via staircase with balustrade, cupboard housing hot water cylinder, opaque double glazed window to side, access to loft and doors off to bedrooms and bathroom.

**BEDROOM ONE** 12' 5" max 10' 5" min x 11' 8" (3.78m max 3.18m min x 3.56m) With leaded double glazed window to front.

**BEDROOM TWO** 12' 5" max 9' 11" min x 10' 9" (3.78m max 3.02m min x 3.28m) With double glazed window to rear.

**BEDROOM THREE** 8' 9" max 5' 7" min x 7' 8" (2.67m max 1.7m min 2.34m max) With leaded double glazed window to front and built in storage cupboard.

**SHOWER ROOM** Having a suite comprising: pedestal wash hand basin, low flush WC, full tiling to walls, fully tiled enclosed shower cubicle with electric shower over, chrome ladder heated towel rail and opaque double glazed window to rear.

**GARAGE** 17' 8" x 7' 10" (5.38m x 2.39m) With up and over door to front, light and power, window to rear and pedestrian access door giving access to rear garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5 Mbps.

Broadband Type = Superfast Highest available download speed 78 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 - Virgin Media, 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.

**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.

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.

