

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

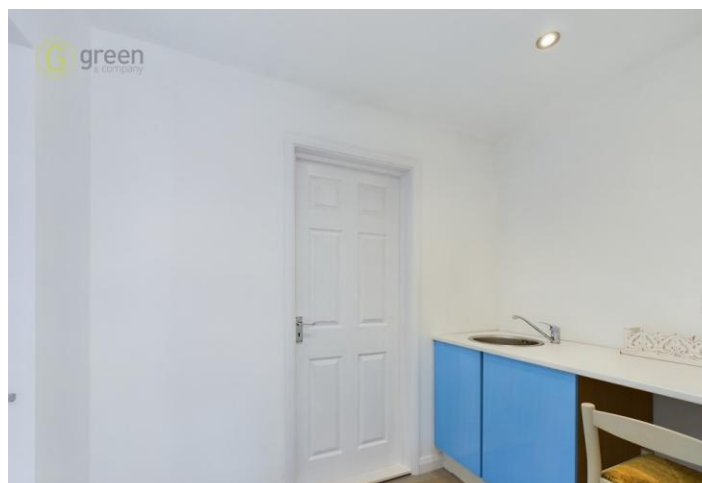
Four Oaks | 0121 323 3323



- Modern Method Of Auction Guide 650k
- Highly Sought After Cul De Sac Location
- Expensively Modernised Throughout
- Two Formal Reception Rooms
- Conservatory

Carlton Croft, Streetly, Sutton Coldfield, B74 3JT

Auction Guide Price
 £550,000



Property Description

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

BEING SOLD VIA MODERN METHOD OF AUCTION

Occupying a highly sought after quiet cul de sac location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. Nestled at the end of a leafy cul de sac this beautiful home has been completely renovated to an exacting standard and offers bright and spacious living accommodation and must be viewed to appreciate the wealth of accommodation on offer. Approached via a driveway the home is entered through an enclosed porch leading to a hallway with contemporary tiled flooring and refitted guest WC, a formal lounge to the front has a door to the dining room and conservatory, a stunning fitted kitchen with high end built in appliances and a dining/family area with orangery lantern light above and separate utility room, on the first floor there are four great sized bedrooms and a luxury family bathroom and to complete the home there is a garage and a private rear garden.

Homes of this size and standard are extremely rare to the market so early inspection is strongly advised to avoid any disappointment.

HALLWAY

GUEST WC

FORMAL LOUNGE 16' 5" plus bay x 12' 1" (5m x 3.68m)

DINING ROOM 11' 10" x 10' 2" (3.61m x 3.1m)

CONSERVATORY 8' 2" x 9' 11" (2.49m x 3.02m)

KITCHEN DINER 15' 5" max x 11' 8" x 18' 7" (4.7m x 3.56m)

UTILITY ROOM 5' 3" x 7' 11" (1.6m x 2.41m)

LANDING

BEDROOM ONE 12' 1" x 12' 11" (3.68m x 3.94m)

BEDROOM TWO 10' 9" x 10' 3" (3.28m x 3.12m)

BEDROOM THREE 10' 1" x 6' 11" (3.07m x 2.11m)

BEDROOM FOUR 7' 9" x 8' 8" (2.36m x 2.64m)

LUXURY BATHROOM

GARAGE 13' 10" x 8' 10" (4.22m x 2.69m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F - Walsal

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

Mobile coverage - no information available

Broadband coverage - no information available

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.