

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

Total area: approx. 1503 sq metres (16178 sq feet)
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 (The proposed layout plan)

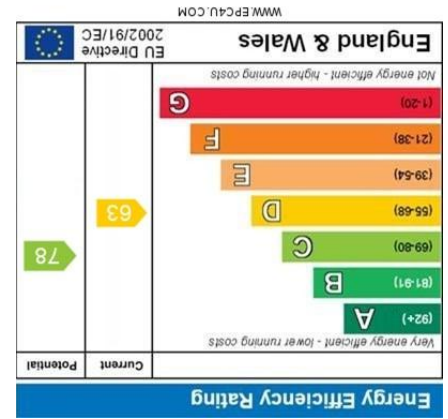


LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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. You feel free to relay this to your Solicitor or License Conveyors.



Castle Bromwich | 0121 241 1100



- GENEROUS PLOT
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- CONSERVATORY
- SPACIOUS GARAGE
- GENEROUS GARDEN

Balmoral Road, Castle Bromwich, Birmingham, B36 0JT

Auction Guide Price
£290,000



Property Description

For sale by Modern Method of Auction: Starting Bid Price: £290,000 plus Reservation Fee.

Fabulous opportunity to acquire this four bedroom semi detached home with amazing potential and generous sized plot, nestled in the heart of this very desirable cul-de-sac location. In need of some cosmetic modernisation the home benefits from four bedrooms, two reception rooms, kitchen, conservatory, utility, spacious garage and generous garden. Situated 0.2 mile from local shops, amenities and transport links. Do not miss out on your potential future home by calling Green and Company to arrange your viewing.

Driveway for ample parking and entering porchway with door into:-

HALL With stairs to first floor, window to side and doors to lounge and kitchen.

LOUNGE 16' 7" into bay x 12' 4" (5.05m x 3.76m) With bay window to front, glass sliding door, radiator, gas fire with quarry tiled hearth and brick surround.

DINING ROOM 9' 9" x 8' 11" (2.97m x 2.72m) Offering opening into kitchen, radiator and patio door.

KITCHEN 9' 7" x 8' 6" (2.92m x 2.59m) With a selection of wall and base units, vinyl flooring, strip light, window to rear and door into garage.

CONSERVATORY 15' 9" x 6' (4.8m x 1.83m) With french doors onto garden and door into utility.

UTILITY 8' 4" x 5' 6" (2.54m x 1.68m) With sink and window to rear and side, door to garage.

FIRST FLOOR LANDING With doors to bedrooms, bathroom, WC and airing cupboard.

BEDROOM ONE 15' 2" to wardrobe x 8' 11" to wardrobe (4.62m x 2.72m) Having bay window to front, radiator and fitted wardrobe.

BEDROOM TWO 17' 8" x 12' 4" max 10 min (5.38m x 3.76m max 3.05m min) With dual aspect windows to front and back, radiator and strip light.

BEDROOM THREE 10' 10" x 9' 5" (3.3m x 2.87m) With window to rear, radiator and fitted wardrobes.

BEDROOM FOUR 8' 8" x 7' 11" (2.64m x 2.41m) With window to front, radiator and store cupboard.

BATHROOM Having tiled walls, radiator, bath, sink and shower and having window to rear.

WC Having vinyl flooring, WC and window to rear.

GARAGE 18' x 12' 8" (5.49m x 3.86m) With up and over door, window to side and WC, pedestrian door to rear garden and door to utility. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Is an ample size and offers potential, having patio area, lawn and selection of trees and shrubbery.

Council Tax Band D Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for Three, O2, Vodafone, limited for EE and data likely available for Three, O2, Vodafone, limited for EE
 Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.6Mbps.
 Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
 Networks in your area - Openreach, Virgin Media

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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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.