

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



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 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.  
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Castle Bromwich | 0121 241 1100



- BEING SOLD VIA MODERN METHOD OF AUCTION
- IDEAL FIRST TIME BUYER HOME
- THREE BEDROOMS
- DOWNSTAIRS WC
- SPACIOUS LOUNGE

Morris Croft, Smithwood, Birmingham, B36 9JN

Auction Guide Price  
 £120,000

## Property Description

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

We are pleased to present this terraced property, offering great potential for renovation. Being marketed through the NEW MODERN METHOD OF AUCTION and is situated in a desirable location, this property boasts a range of amenities and a strong local community.

Upon entering the property, you will find a spacious reception room, perfect for entertaining guests or relaxing with your family. The well-lit interior creates a warm and inviting atmosphere throughout. The property comprises three bedrooms, providing ample space for a family or couple looking for a comfortable living arrangement. Two of the bedrooms are double-sized, offering plenty of space for relaxation and storage. The third bedroom is a single-sized room, ideal for a child's bedroom or a home office.

The property features a garden, providing a serene outdoor space where you can indulge in gardening or enjoy outdoor activities with your loved ones. The garden also offers the potential for creating your own outdoor retreat.

Conveniently located, this property benefits from its proximity to nearby schools, perfect for families with children. Local amenities are also easily accessible, ensuring all your daily needs are met without hassle.

Please note that this property requires renovation, allowing you to tailor it to your specific tastes and preferences. The bathroom and kitchen are not specified in the details, providing an opportunity for you to design these spaces according to your own vision.

This property is an excellent opportunity for those with a keen eye for renovation, offering an abundance of space and potential. Don't miss out on the chance to transform this property into your dream home. Contact Green and Company today to arrange a viewing.

Entering via short walkway off Morris Croft through fence and gated into slated front garden, entering porch with store room and door to:-

**HALL** With laminate flooring, radiator, doors to lounge and kitchen, stairs and under stairs space.

**LOUNGE** 15' 11" x 12' 3" (4.85m x 3.73m) With laminate flooring, window to rear, door to rear and radiator.

**KITCHEN** 16' 2" x 9' 7" (4.93m x 2.92m) Spacious room to be used as kitchen diner, with laminate flooring, radiator, window to front, selection of wall and base units, tiled splashback, plumbing for washing machine

**WC** With laminate flooring, wash basin and WC.

**FIRST FLOOR** With airing cupboard, doors to three bedrooms and bathroom.

**BEDROOM ONE** 13' 6" x 9' 9" (4.11m x 2.97m) With window to front, radiator.

**BEDROOM TWO** 12' 4" x 8' 10" (3.76m x 2.69m) With window to rear, radiator and built in wardrobe.

**BEDROOM THREE** 9' 7" x 6' 11" (2.92m x 2.11m) With window to rear and radiator.

**BATHROOM** Having laminate flooring, bath with electric shower over, WC, basin, window to front, radiator and airing cupboard

**GARDEN** Having patio area, pathway, lawn and brick built store

Council Tax Band A - Solihull

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9 Mbps.  
 Broadband Type = Superfast Highest available download speed 80 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

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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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.

