

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.

Boldmere | 0121 321 3991



- FOR SALE VIA MODERN METHOD OF AUCTION
- THREE BEDROOM DETACHED HOUSE
- PERFECT MODERNISATION PROJECT
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES

Low Drive, Sutton Coldfield, B73 6QU

Auction Guide Price
 £295,000



Property Description

This detached property, currently listed for sale, is a promising opportunity for those seeking a renovation project. Despite needing some updates to enhance its charm, the house already offers an abundance of space and potential. The interior includes three bedrooms, providing ample space for a family or for those in need of additional rooms for hobbies or work-from-home arrangements. The property also benefits from a singular bathroom, ideal for personalisation to your unique taste. The house features not one but two reception rooms, providing plenty of space for relaxation and entertaining guests. The kitchen, while currently in need of refurbishment, offers a blank canvas for the new homeowners to create their ideal culinary space. One of the standout features of this property is the spacious driveway, an invaluable asset in today's market, which has double access point both with dropped curbs. The outdoor space doesn't stop there - a garden accompanies the property, perfect for those with green thumbs or families with children. The location of the property is another considerable advantage. It is situated in a quiet neighbourhood, offering tranquillity away from the hustle and bustle. In addition, it boasts superb public transport links, ensuring easy commuting. Families will also appreciate the proximity to local schools and amenities, and nature lovers will enjoy the nearby Sutton Park.

In essence, this property provides a fantastic opportunity for buyers looking for a project they can truly make their own. Its great location and unique features make this house a gem waiting to be polished. Give us a call now to book your viewing!

PORCH

ENTRANCE HALL 15' 1" max x 5' 11" (4.6m x 1.8m) Providing access to living areas and stairs leading off.

DINING ROOM 14' 1" x 11' (4.29m x 3.35m) Having double glazed bay window, radiator, ceiling light and power points.

LIVING ROOM 20' 2" max x 14' 5" max (6.15m x 4.39m) Having double glazed window, double glazed French door to rear garden, radiator, ceiling light and power points.

KITCHEN 10' 7" x 8' 11" (3.28m x 2.72m) Having a range of wall and base units, double glazed window, ceiling light and power points.

CONSERVATORY 10' 7" x 6' 10" (3.23m x 2.08m)

WC 5' 9" x 5' 10" (1.75m x 1.78m) Having low level wc, wash basin, double glazed window and ceiling light.

LANDING Providing access to all three bedrooms, bathroom and separate wc.

BEDROOM ONE 14' x 12' 4" min (4.27m x 3.76m) Having double glazed window, fitted wardrobes, radiator, ceiling light and power points.

BEDROOM TWO 13' x 11' 1" (3.96m x 3.38m) Having double glazed window, radiator, ceiling light and power points.

BEDROOM THREE 11' 5" x 9' (3.48m x 2.74m) Having double glazed window, radiator, ceiling light and power points.

BATHROOM 9' 2" x 5' 11" (2.79m x 1.8m) Having bath with overhead shower, wash basin, double glazed window and ceiling light.

WC 2' 5" x 6' 5" (0.74m x 1.96m) Having low level wc and double glazed window.

GARAGE Unmeasured.

Council Tax Band E- Birmingham City Council

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

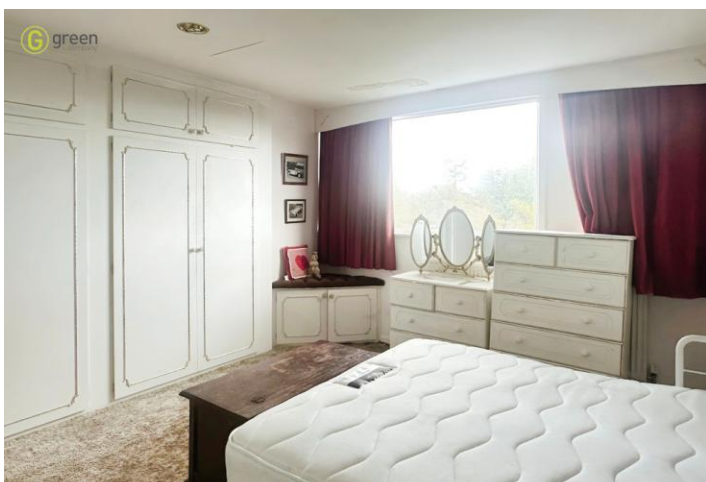
Mobile coverage - limited voice available for EE, Three, O2 and Vodafone and limited data available for EE, Three and Vodafone.

Broadband coverage:-
 Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.
 Broadband Type = Superfast Highest available download speed 72 Mbps. Highest available upload speed 2.0 Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.
 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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WANT TO SELL YOUR OWN PROPERTY?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

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 £5,600.00 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 to you, 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.

