

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

Total area: approx. 101.2 sq. metres (1088.9 sq. feet)
 NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 Plan produced using Planius



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.

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		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Castle Bromwich | 0121 241 1100



- MODERN METHOD OF SALE
- THREE BEDROOM SEMI DETACHED
- GARAGE
- WARDROBES TO BEDROOM TWO AND THREE
- SPACIOUS LOUNGE

Carlton Mews, Castle Bromwich, Birmingham, B36 0AD

Guide Price £230,000



Property Description

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

For sale by Modern Method of Auction: Starting Bid Price: £230,000 plus Reservation Fee.

Fantastic opportunity to acquire this well positioned three bedroom semi detached home with options for additional potential. Being sold via the NEW MODERN METHOD OF SALE. Ideal for first time buyers, investors or families. Situated in the desirable location of Castle Bromwich. Offering spacious dual aspect lounge, kitchen dining room, integral garage, three bedrooms two of which offer wardrobes, generous bathroom with separate shower cubicle and well kept rear garden. Within 0.1 mile of local shops and amenities, do not miss out on this wonderful opportunity please call Green and Company to arrange your viewing.

Approached via off road parking with lawn area, driveway, garage frontage and door to:-

INNER HALLWAY 11' 6" x 6' 1" max (3.51m x 1.85m) Having floor matting, step up to stairs to first floor, bay window to front, radiator and door into:-

LOUNGE 22' 1" x 11' 10" max 8' 8" min (6.73m x 3.61m max 2.64m min) With feature brick fireplace with electric fire, wall lights, radiator, patio door to rear, coats cupboard and door to:-

KITCHEN 18' 7" x 9' 5" max 4' 10" min (5.66m x 2.87m max 1.47m min) With vinyl flooring, selection of wall and base units, fridge freezer, cooker, pantry cupboard, sink, plumbing for washing machine, window to rear and door to side.

FIRST FLOOR

LANDING Having window to front and doors to bedrooms, bathroom and WC.

BEDROOM ONE 12' 7" x 8' 10" (3.84m x 2.69m) With window to front and radiator.

BEDROOM TWO 11' 3" x 9' 11" (3.43m x 3.02m) With window to rear, radiator and benefitting from wardrobe.

BEDROOM THREE 9' 11" x 7' 3" (3.02m x 2.21m) With window to front, radiator and fitted wardrobe.

BATHROOM Is a generous size with bath, vanity sink, separate shower cubicle with mixer shower, airing cupboard, radiator and window to rear.

WC Having window to rear, WC and half bath.

GARAGE 16' 6" x 7' 3" (5.03m x 2.21m) Having up and over door and lighting. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN Having paved patio, lawn area with selection of trees and shrubbery with fenced boundaries.

Council Tax Band C Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for Three, limited for EE, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 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 - 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.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100

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.