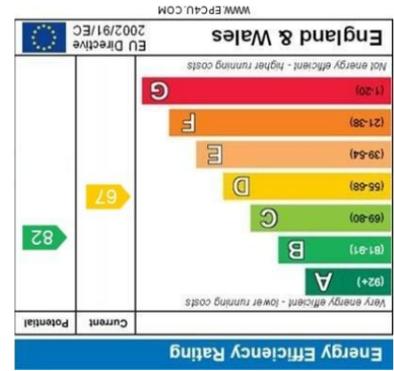


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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 therefore we recommend that you regularly monitor our website or email us for updates. State that the EPC must be presented within 21 days of initial marketing of the property. Please feel free to relay this to your Solicitor or License Conveyor.



Boldmere | 0121 321 3991



- SOLD VIA MODERN METHOD OF AUCTION
- RENOVATION PROJECT
- PERFECT FOR INVESTORS
- SOUGHT AFTER LOCATION
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES

Somerton Drive, Birmingham, B23 5ST

Auction Guide Price  
 £175,000



## Property Description

FOR SALE VIA MODERN METHOD OF AUCTION

A fantastic opportunity to purchase this end terraced property in need of renovation, located in a desirable area with excellent public transport links and local amenities. This property, ideal for a buyer looking to put their stamp on a home, boasts a large reception room providing ample living space for a growing family. The accommodation comprises of three bedrooms, offering great potential for a comfortable family living arrangement. Situated in a convenient location with easy access to public transport, this property is perfect for those seeking a project to create their dream home. With two reception rooms providing versatile living spaces, there is plenty of room to tailor the layout to suit individual preferences.

Don't miss this chance to own a property with great potential. Contact us now to arrange a viewing and unleash the possibilities that this property has to offer.

**ENTRANCE HALL** Providing access to living areas and stairs leading off.

**KITCHEN** 7' 11" x 14' 1" (2.41m x 4.29m) Having window to front, a range of wall and base units, ceiling light and power points.

**LIVING ROOM** 16' 9" x 11' 4" (5.11m x 3.45m) Having sliding door to rear garden, radiator, ceiling light and power points.

**LANDING** Providing access to all three bedrooms and family bathroom.

**BEDROOM ONE** 10' 0" x 11' 7" (3.05m x 3.53m) Having window to rear, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM TWO** 9' 4" x 10' 5" (2.84m x 3.18m) Having window to front, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM THREE** 7' 6" x 8' 4" (2.29m x 2.54m) Having window to rear, storage cupboard, radiator, ceiling light and power points.

**BATHROOM** 7' 11" x 5' 7" (2.41m x 1.7m) Having window to front, bath, low level wc, wash basin and ceiling light.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for EE, Three, O2, limited for Vodafone and data likely available for EE, Three, limited for O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. 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.

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 321 3991

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.