

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



Please note that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website for updates.  
 Please feel free to relay this to your Solicitor or Licensee Conveyancer.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing



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- BEING SOLD VIA MODERN METHOD OF AUCTION
- NO ONWARD CHAIN
- HIGHLY SOUGHT AFTER ROAD WITHIN SUTTON COLDFIELD
- CLOSE TO LOCAL AMENITIES
- FANTASTIC TRANSPORT LINKS



Bishops Road, Sutton Coldfield, B73 6HX

Auction Guide Price  
£300,000

## Property Description

BEING SOLD VIA MODERN METHOD OF AUCTION

This semi-detached property is currently on the market and is in need of modernisation. Despite its need for modernisation, the property holds great potential for those willing to undertake a small project. It boasts three bedrooms, making it a great opportunity for investors. The home encompasses a single kitchen, which, whilst requiring a revamp, offers a blank canvas for those wishing to design their own space. The property also features two reception rooms, providing ample space for family living and entertaining. The property includes a single bathroom. This space could be transformed into a tranquil haven for the new owners. The location of the property is a key selling point. It is situated in the town centre of Sutton Coldfield which means its close to public transport links, making commuting a breeze, but families will also appreciate the proximity to local schools, which ensures a short journey on the school run. Local amenities are nearby, providing everything you could possibly need for daily life. For those who enjoy outdoor pursuits, the property is in close proximity to Sutton park, offering plenty of space for leisure activities and walks.

In summary, this property, while requiring some modernisation, is a fantastic opportunity for someone looking to put their own stamp on their new home. With its generous space, excellent location and potential for personalisation, it's waiting for the right buyer to realise its full potential.

ENTRANCE HALL Providing access to downstairs living areas and stairs leading off:-

OFFICE/DINING ROOM 7' 5" x 15' 8" (2.26m x 4.78m) Carpeted, double glazed window to front, radiator, ceiling and power points.

LIVING AREA 11' x 16' 6" (3.35m x 5.03m) Having French doors to rear garden, radiator, ceiling light and power points.

KITCHEN 6' 6" x 12' 5" (1.98m x 3.78m) Double glazed window to rear and side, a range of wall and base units, cooker, ceiling light and power points.

WC Having low level wc, wash basin and ceiling light.

FIRST FLOOR LANDING Providing access to all three bedrooms and bathroom.

BEDROOM ONE 10' 8" x 13' 11" (3.25m x 4.24m) Carpeted, double glazed window to rear, radiator, ceiling light and power points.

BEDROOM TWO 9' 8" x 12' 3" (2.95m x 3.73m) Carpeted, double glazed window to front, radiator, ceiling light and power points.

BEDROOM THREE 7' 11" x 9' 4" (2.41m x 2.84m) Carpeted, double glazed window to front, ceiling light, radiator and power points.

BATHROOM 7' x 9' 8" (2.13m x 2.95m) Having bath, walk-in shower, low level wc, wash basin, double glazed window to rear, heated towel rail and ceiling light.

Council Tax Band D - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 14 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Openreach, CityFibre, 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.

