

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

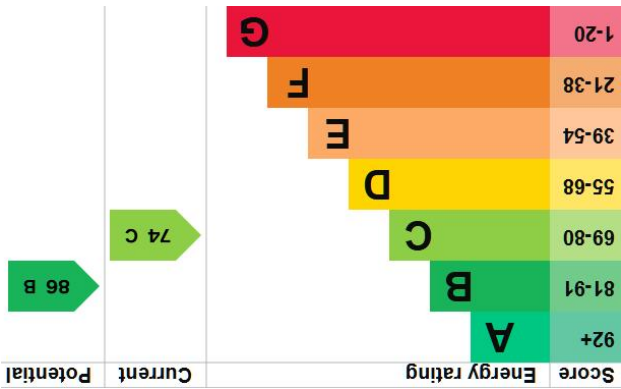


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



Castle Bromwich | 0121 241 1100

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

Signed .....Date .....



- IDEAL OPPORTUNITY
- THREE BEDROOMS
- DOWNSTAIRS WC
- REFITTED KITCHEN DINER
- UTILITY ROOM
- GENEROUS LOUNGE

Vauxhall Crescent, Birmingham, B36 9JT

Auction Guide Price  
£140,000





## Property Description

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

What a great opportunity to acquire this three bedroom family home in Vauxhall Crescent .The home is ideal for first time buyers or investors. Offering spacious living with kitchen diner, generous lounge with useful utility room, downstairs WC, three bedrooms and recently fitted family bathroom, rear garden and generous gated frontage. Don't not miss out on this fabulous opportunity by Calling Green and Company to arrange your viewing.

Accessed off walkway with gated frontage leading to:-

PORCH With utilities cupboard and door to:-

HALL With laminate flooring, understairs space, door to kitchen, lounge and downstairs WC.

LOUNGE 15' 9" x 12' 6" (4.8m x 3.81m) With radiator, French doors, electric fire, door leading to utility room.

KITCHEN 9' 8" x 16' 0" (2.95m x 4.88m) Has been refitted with modern style units, gas hob, oven, metro style tiling, window to front, radiator and laminate flooring.

UTILITY ROOM 3' 11" x 6' 2" (1.19m x 1.88m) Off lounge with tiled walls, kitchen wall units, door to garden.

WC Is off the hall with laminate flooring, WC, sink and panelled wall covering.

LANDING With doors to bedrooms and bathroom.

BEDROOM ONE 8' 10" x 15' 9" (2.69m x 4.8m) With window to rear, radiator and wardrobe space.

BEDROOM TWO 9' 5" x 12' 9" (2.87m x 3.89m) With window to front, radiator.

BEDROOM THREE 6' 8" x 10' 1" (2.03m x 3.07m) With window to rear, radiator.

BATHROOM With laminate flooring, window to front, fully tiled walls, mixer shower, shower screen, bath, back to wall WC and vanity sink, radiator and cupboard.

GARDEN With patio area, dwarf wall, additional paving and gravel area, gated access to rear.

Council Tax Band A Solihull Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:  
Vodafone - Good outdoor variable in home  
EE, O2, Three - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.6Mbps.  
Broadband Type = Superfast Highest available download speed 51Mbps. Highest available upload speed 14Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

Networks in your area:- Virgin Media, Openreach

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.

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.

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 1100