



Rose Cottage, Bodymoor Heath, Bodymoor Heath, SUTTON
COLDFIELD



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for sale guide price
£375,000



Property Description

Rose Cottage could well be your dream forever-home! This renovation opportunity sits in a secluded semi rural location close to Kingsbury Waterpark and enjoys excellent transport links to the wider area.

The property itself is a traditional detached home with three bedrooms. The home sits on a large plot with a big driveway and a large well tended garden that offers lots of potential. In 2020 the home had a new water treatment system added and the property features oil central heating.

The location really is a standout feature of this property and will be sure to attract interest- so call us today for more information and to see inside!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Double glazed windows to front and side elevations.

Rear Lobby

Door to W.C, bathroom and garden.

W.C

Single glazed window to side elevation, W.C, wash hand basin.

Lounge

Two double glazed windows to front elevation, two central heating radiators and walk in pantry with double glazed window to front elevation.

Kitchen

Double glazed window to rear elevation, secondary glazed window to side elevation, a range of wall and base units work surface over incorporating a sink with drainer unit, space and connections for electric cooker, space and plumbing for washing machine, space for fridge freezer.

Bedroom One

Two double glazed windows to rear elevation, two central heating radiators and airing cupboard.

Bedroom Two

Double glazed window to front elevation and central heating radiator.

Bedroom Three

Double glazed window to front elevation and central heating radiator.

Ground Floor Bathroom

Double glazed window to rear elevation, wash hand basin, paneled bath, walk in shower and tiling to walls.

Front Garden

Driveway to side elevation providing ample parking, cottage garden.

Rear Garden

Large garden with mainly laid to lawn, storage sheds, mature plants and shrubs.









Ground Floor



First Floor

Total floor area 83.0 m² (894 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: F Council Tax
 Band: D

Tenure: Freehold

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