

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

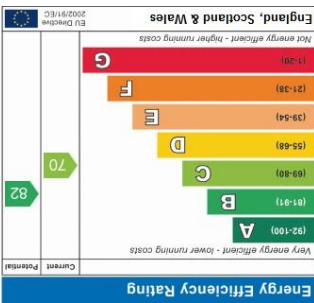
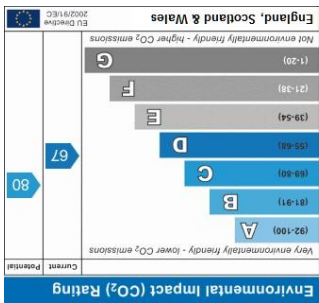


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



Four Oaks | 0121 323 3323



- FOR SALE BY MODERN METHOD OF AUCTION
- 4 BEDROOM DETACHED
- KITCHEN/DINER
- UTILITY AREA
- 3 RECENTLY FITTED BATHROOMS



Erdington Road, Aldridge, Walsall, WS9 0RN

Starting Bid £350,000



Property Description

FOR SALE BY THE MODERN METHOD OF AUCTION

DRAFT DETAILS AWAITING VENDOR APPROVAL

This property is situated close to Aldridge Shopping Centre and to good schools, has versatile and immaculate accommodation and the benefit of no upward chain. Further planning permission has been granted to extend the first floor.

Approached via a driveway with lawn to the side planted with trees and shrubs. The canopy porch opens into:

RECEPTION HALLWAY with storage cupboard off and stairs leading to the first floor.

KITCHEN/DINER Kitchen Area 3.7m x 3.4m/Dining Area 3.5m x 2.9m. Having a range of cream wall and base units, centre island, inset Belfast sink, waxed and oiled Oak work surfaces, a range of integrated appliances, lantern roof light and French doors leading to the garden.

UTILITY AREA with a range of wall and base units and plumbing for washing machine.

LOUNGE 6m x 4.3m with French doors opening to the rear garden.

MASTER BEDROOM (Ground floor) 4.7m x 3.6m having bay window to the front.

EN-SUITE SHOWER ROOM 1.9m x 1.5m with shower, wash hand basin and wc.

SITTING ROOM/BEDROOM FIVE (Ground floor) 3.6m x 2.9m with window to the front.

FAMILY SHOWER ROOM (Ground floor) having corner shower unit, wc and wash hand basin.

FIRST FLOOR

BEDROOM TWO 6.2m x 2.8m maximum

BEDROOM THREE 3m x 2.5m

BEDROOM FOUR 3.1m x 2.7m

FAMILY BATHROOM with corner bath, wash hand basin and wc.

OUTSIDE

LARGE REAR GARDEN having gated side entrance, fencing to the boundaries and screening hedges.

NOTE The approved planning permission allows for a two bedroom extension to the first floor with en-suites to both.

TENURE The Agents understand 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 Solicitors or Surveyor. Please note that all measurements are approximate.

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the buyer to exchange contracts immediately; however, from the date the draft contract for sale is received by the Buyer's solicitor, the buyer has 56 DAYS in which to complete the transaction; whilst using every endeavour to exchange contracts within the first 28 days. Allowing the additional time to exchange contracts means interested parties can proceed with traditional residential finance. Upon close of a successful auction, or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.2% of the final agreed sale price including VAT - this is subject to a minimum of £6,000.00 including VAT - which reserves the property from sale by securing the transaction and takes the property off the market. The Reservation Fee is paid in addition to the final negotiated selling price. A non-refundable Buyer Information Pack fee of £200.00 including VAT towards the preparation cost of the pack, if the Buyer Information Pack has been produced and provided by IAM Sold. The Documents in the pack can then be used by your solicitor during the conveyancing stage of the purchase. It is recommended that you view the Buyer Information Pack before agreeing to your purchase. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification for this must be sought from your legal representative. The buyer will be required to sign a Reservation Agreement to confirm acceptance of the terms prior to solicitors being instructed. A sample copy of the Reservation Agreement and all terms and conditions can be found in the Buyer Information Pack, which can be downloaded from the auction section of our website, or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by the Midlands Property Auction powered by IAM Sold.

