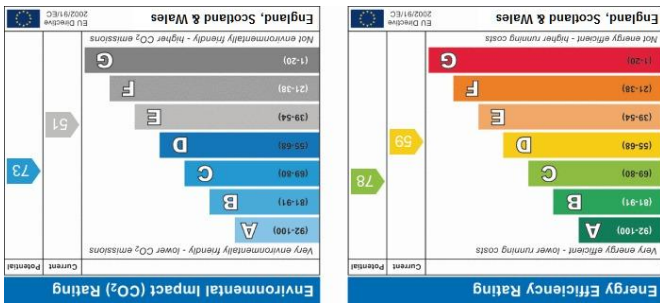


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
TOTAL AREA: APPROX. 138.8 SQ. METRES (1493.9 SQ. FEET)



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 Conveyer.



Castle Bromwich | 0121 241 1100



- TRADITIONAL SEMI-DETACHED
- FOUR BEDROOMS
- SITUATED ON A CORNER PLOT
- DOUBLE GARAGE TO REAR
- REQUIRING MODERNISATION
- DOWNSTAIRS BEDROOM WITH OWN ACCESS

Wyckham Road, Castle Bromwich, B36 0HS

Starting Bid £215,000





## Property Description

Green and Company are delighted to offer for sale by modern method of auction with a starting bid of £215,000 plus reservation fee, this four bedroom traditional semi-detached home being set on a good size corner plot and requiring modernisation throughout. The property offers bags of potential and briefly comprises a porch, hallway, lounge, dining room, kitchen, two lean to / sun rooms, utility area, downstairs bedroom with shower room / w.c and its own front entrance. The first floor offers three bedrooms and a bathroom. Also benefiting from a double garage to the rear with double gated rear access, rear garden and further off road parking to front. This property is for sale by The West Midlands Property Auction powered by iam-sold or iam-sold Ltd.

The property is approached via driveway to front leading to porch.

PORCH Having access into the hallway.

HALLWAY Having stairs to the first floor and cloaks cupboard and door giving access to the kitchen.

KITCHEN 11' 11" x 6' 1" (3.63m x 1.85m) Having double glazed window to the rear elevation, wall and base units, sink and having space for a cooker.

DINING ROOM 10' x 12' 2" (3.05m x 3.71m) Having central heating radiator, window to the rear and access to the lean to / sun room.

LOUNGE 12' 2" x 10' 1" (3.71m x 3.07m) Having double glazed bay window to the front elevation.

UTILITY Having space and plumbing for a washing machine, access to the second lean to and access to the guest w.c.

GUEST W.C. / SHOWER ROOM Having walk-in shower and electric shower over, double glazed window to the side elevation, low level w.c and hand wash basin.

BEDROOM FOUR 10' 5" x 11' (3.18m x 3.35m) Having double glazed window to the side elevation and front elevation, electric heater and its own access leading to the front of the property.

FIRST FLOOR ACCOMMODATION  
LANDING Having doors off to all bedrooms and bathroom.

BATHROOM Having pedestal hand wash basin, low level w.c, double glazed window to the rear elevation, central heating boiler, panelled bath, tiled walls and central heating radiator.

BEDROOM ONE 14' 9" x 9' 8" (4.5m x 2.95m) Having double glazed bay window to the front elevation and loft access.

BEDROOM TWO 10' 2" x 12' 1" (3.1m x 3.68m) Having double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE 5' 9" x 9' 8" (1.75m x 2.95m) Having double glazed window to the front elevation and central heating radiator.

OUTSIDE  
REAR GARAGE 1 19' 1" x 7' 9" (5.82m x 2.36m)  
REAR GARAGE 2 16' 6" x 7' 11" (5.03m x 2.41m) We would advise that any prospective purchaser should check the size and access of the garages should they wish to use it for parking their vehicle.

To the side there are a number of storage cupboards.

REAR GARDEN Having paved patio, lawn area, shrubs and plant borders and greenhouse and double gated access.

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 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 purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property 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 put down a non-refundable Reservation Fee of 4.2% subject to a minimum of £6,000 including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free 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. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by The West Midlands Property Auction powered by iam-sold Ltd" or "iam-sold Ltd". TO VIEW OR MAKE A BID ☐ Contact Green and Company 0121 241 1100 or visit: [www.agentauctionpage.co.uk](http://www.agentauctionpage.co.uk)