

LEGAL READY

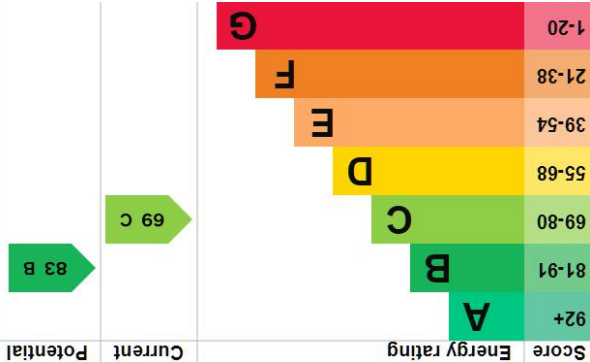
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyancer.



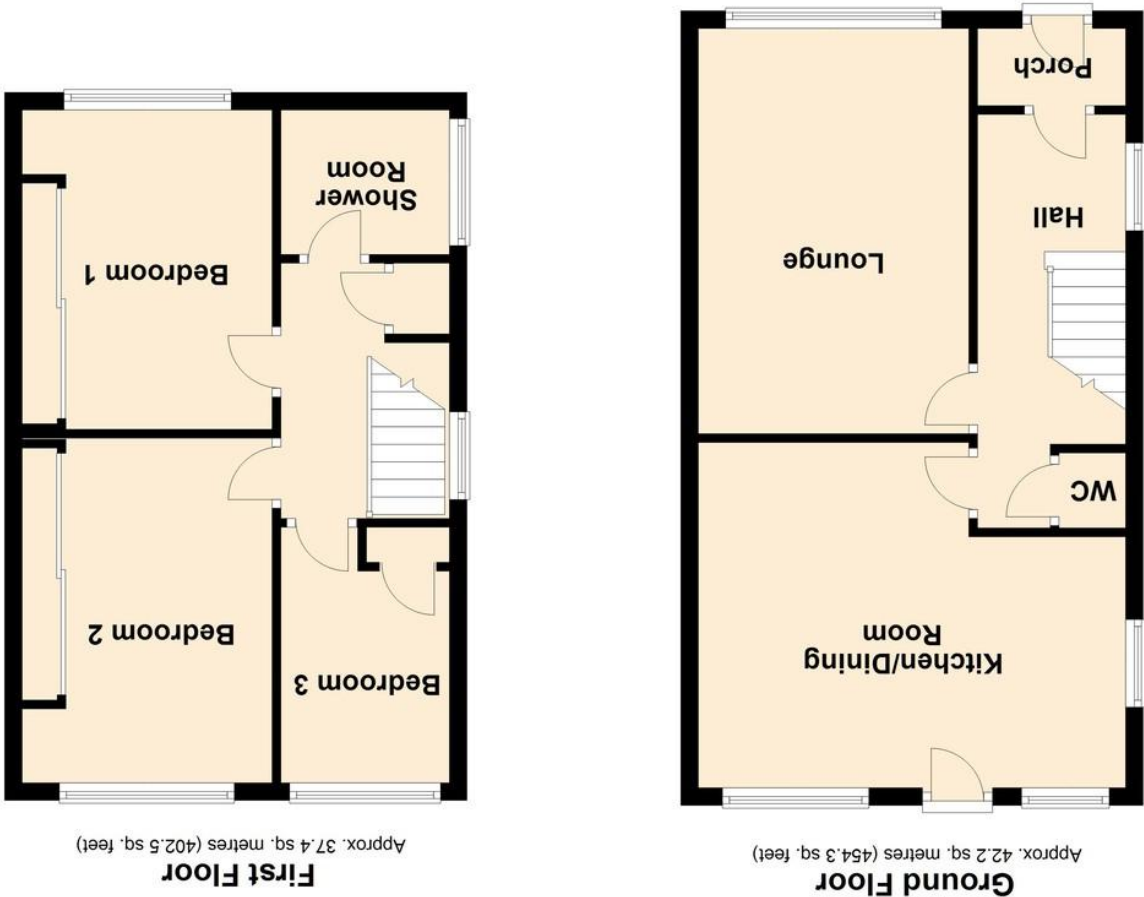
Total area: approx. 79.6 sq. metres (856.8 sq. feet)

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

13 Denise Drive

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Plan produced using PlanUp.



Castle Bromwich | 0121 241 1100



- BEING SOLD VIA MODERN METHOD OF AUCTION
- SPACIOUS LOUNGE
- THREE BEDROOMS WITH WARDROBES
- KITCHEN DINER
- BLOCK PAVED DRIVEWAY

Denise Drive, Kingshurst, Birmingham, B37 6NN

Auction Guide Price
£175,000



Property Description

BEING SOLD VIA MODERN METHOD OF AUCTION

What a fantastic opportunity to acquire this three bedroom semi detached home, This home is well presented but in need of slight modernisation cosmetically, comprising of spacious lounge, kitchen diner, downstairs WC, three bedrooms and well presented shower room, the rear garden has well established trees and shrubs. Ideally located within 0.1 mile of Tudor Grange Academy and within easy reach of Resorts world for a dining experience, Do not miss out on your future home. Please call Green and Company to arrange a viewing.

Approached via a block paved driveway with a selection of trees and shrubs.

PORCH With door entrance to hallway.

HALL Having wood effect laminate flooring, window to side of property, radiator, stairs to landing, door to lounge, kitchen diner and understairs WC.

WC Having back to wall toilet pan, laminate cladding to walls, vinyl floor and window to side.

LOUNGE 15' 2" x 10' 1" (4.62m x 3.07m) Having wood effect laminate flooring, gas feature fire with marble hearth and backboard with wood effect surround, radiator, window to front with blind.

KITCHEN DINER 16' max 9' 3" min x 12' 11" max 9' 5" min (4.88m max 2.82m min x 3.94m max 2.87m min) Comprising of a selection of wood effect wall and base units, washing machine, integrated fridge and freezer, double oven, extractor, breakfast bar, window to rear and side with blind, door to garden, window off dining area to rear with blind and radiator.

LANDING With window to side, doors to all bedrooms, shower room and airing cupboard housing boiler.

BEDROOM ONE 11' 11" x 8' 3" to wardrobe (3.63m x 2.51m) Having window to front with blind, radiator and mirrored sliding built in wardrobe.

BEDROOM TWO 12' 11" x 7' 7" to wardrobe (3.94m x 2.31m) Having window to rear with blind, radiator and built in wardrobe.

BEDROOM THREE 9' 7" max 7' 9" to wardrobe x 6' 4" (2.92m max 2.36m to wardrobe x 1.93m) Having window to rear with blind, radiator and built in wardrobe.

SHOWER ROOM Consisting of walk in shower cubicle with screen, mixer shower, tiled walls, wood effect vinyl flooring, wash basin and WC, with radiator and window to side.

REAR GARDEN Is well established with a selection of shrubs and trees, lawned area with paved patio area and shed, also benefits from an outside tap.
Council Tax Band C Solihull Metropolitan Borough Council

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.

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The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to the 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and the Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.