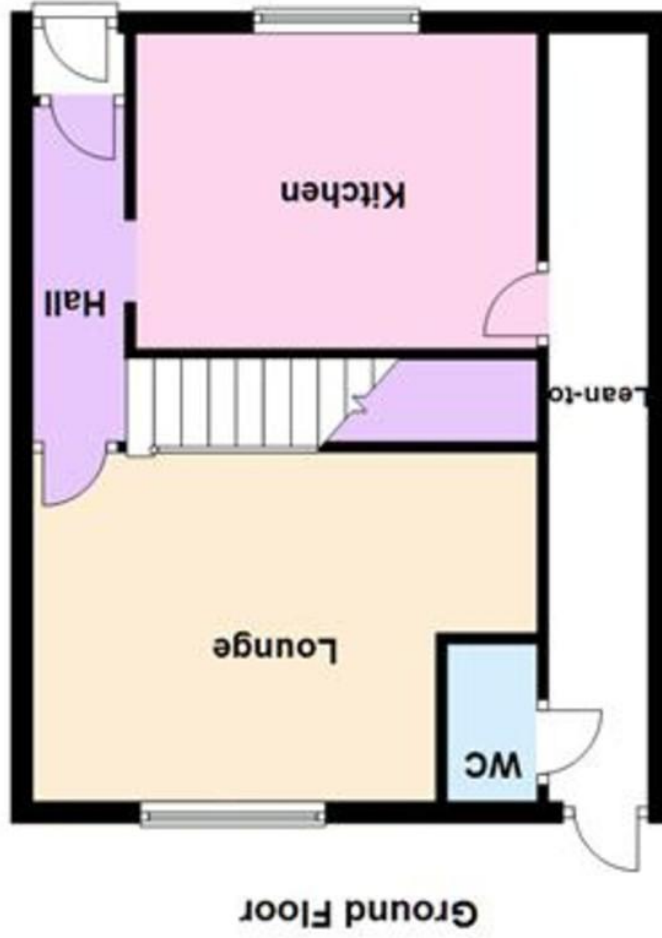
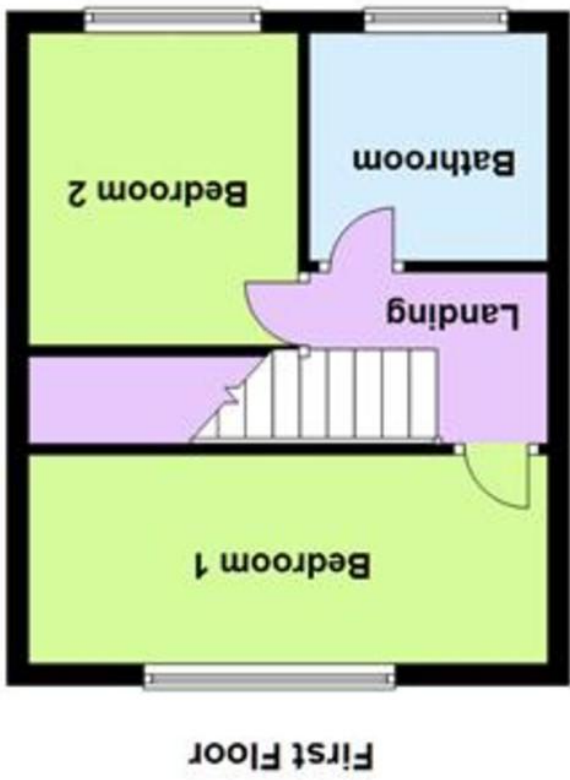


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.

Energy Efficiency Rating	
Current	Potential
66	84
England & Wales EU Directive 2002/91/EC www.epcau.com Not energy efficient - higher running costs A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	

Great Barr | 0121 241 4441



- BEING SOLD VIA MODERN METHOD OF AUCTION
- SEMI-DETACHED PROEPRTY
- TWO DOUBLE BEDROOMS
- SINGLE STOREY EXTENSION
- DOWNSTAIRS W/C
- PRIME LOCATION

Rodlington Avenue, Great Barr, Birmingham, B44 9UJ

Guide Price £135,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

BEING SOLD VIA MODERN METHOD OF AUCTION

Presenting for sale, a semi-detached property with an array of unique features. This property, in need of renovation, presents an opportunity for those looking to put their personal stamp on a home.

Beginning with the exterior, the property boasts a single-storey extension, providing additional space to the already generous floor plan. Once inside, you'll be greeted by a large open-plan reception room, flooded with natural light from the large windows. A noble feature of this room is the fireplace, ready to provide a cozy ambiance during winter evenings.

The property offers a well-sized kitchen equipped with modern appliances, ready for cooking gourmet meals or quick snacks. Adjacent to the kitchen is a convenient downstairs w/c, a unique feature contributing to the functionality of the home.

The sleeping quarters consist of two double bedrooms. The first bedroom is particularly notable for its abundance of natural light, creating a bright and welcoming atmosphere.

The bathroom is well-appointed with a free-standing shower, providing a modern touch to the home.

The location of this property is exceptional. It benefits from being in close proximity to public transport links, local amenities, and nearby schools, making it perfect for families and couples alike.

In conclusion, this semi-detached property, while in need of renovation, provides an opportunity for homeowners to create their dream home in a fantastic location. With its unique features and excellent location, it presents an opportunity not to be missed.

PORCH

ENTRANCE HALL Radiator, carpeted.

KITCHEN 10' 10" x 9' 0" (3.3m x 2.74m) Wall and base units, boiler, window to front, sink, washing machine, vinyl flooring, storage cupboard under stairs, ceiling light point, radiator.

LOUNGE 17' 0" MAX x 14' 4" (5.18m x 4.37m) Ceiling light point, two wall lights, gas fireplace, carpeted, window to rear, radiator.

FIRST FLOOR LANDING Ceiling light point, window to side, loft access.

BEDROOM ONE 14' 4" x 10' 0" (4.37m x 3.05m) Ceiling light point, radiator, carpeted, window to rear.

BEDROOM TWO 12' 2" MAX x 8' 0" MAX (3.71m x 2.44m) Ceiling light point, window to front, radiator and storage cupboard.

BATHROOM Tiled, spotlights, toilet, sink, free-standing shower, window to front.

LEAN TO Accessed via the kitchen, wall light, patio door to front.

DOWNSTAIRS WC Toilet and sink, window to rear, ceiling light point.

REAR GARDEN Patio area, steps to lawned area, shed.

Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE, Three, O2 and Vodafone.

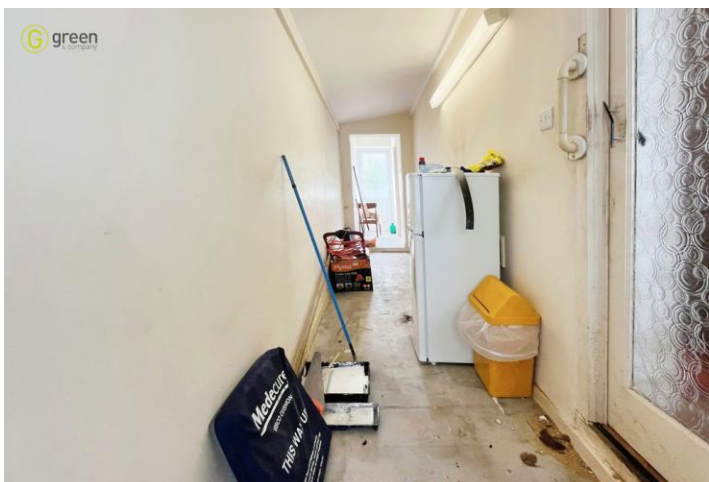
Broadband coverage:-

Broadband Type = Standard Highest available download speed 21 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 72 Mbps. Highest available upload speed 8 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

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.

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.

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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

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.