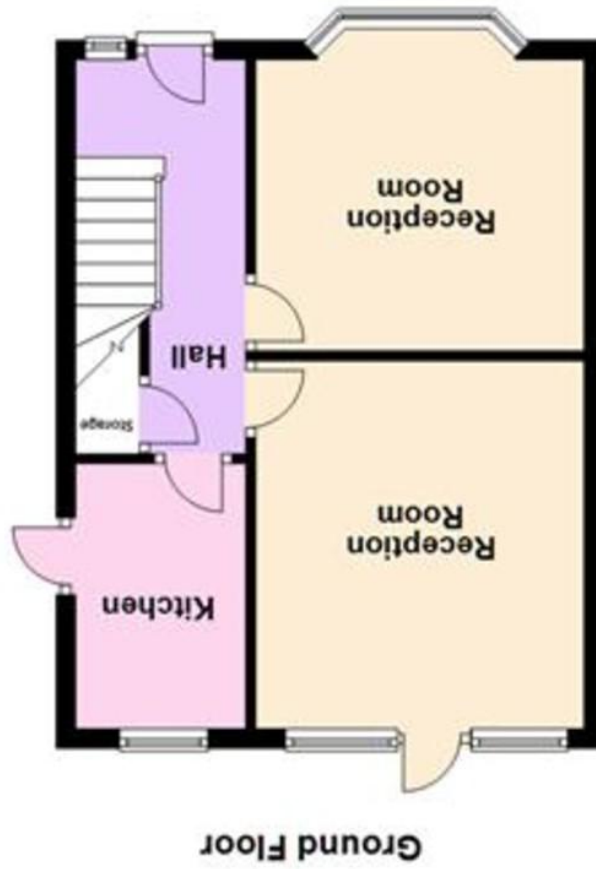
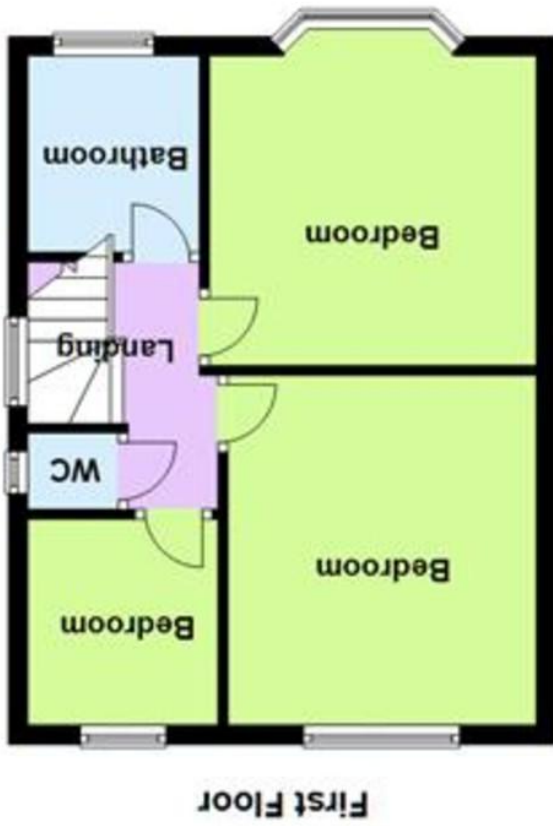


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.

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Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- BEING SOLD VIA MODERN METHOD OF AUCTION
- THREE BEDROOM SEMI DETACHED
- REQUIRES FULL SCOPE OF MODERNISATION
- SUITABLE FOR CASH BUYERS

46 Calthorpe Road, Handsworth,
 Birmingham, B20 3LY

Auction Guide Price
 £100,000



Property Description

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

BEING SOLD VIA MODERN METHOD OF AUCTION

Approach via front garden, being laid to lawn leading up to front door leading into:-

HALLWAY 5' 11" x 13' 9" (1.8m x 4.19m) Stained glass window to front, radiator, stairs leading to first floor and under stairs storage cupboard.

FRONT RECEPTION ROOM 11' 2" max x 10' 7" excluding bay window (3.4m x 3.23m) Double glazed bay window to front, radiator, gas fire and tiled surround.

RECEPTION ROOM TWO 12' 7" x 11' 2" (3.84m x 3.4m) Having double glazed window and door to the rear of the property, radiator and gas fire, door leading out to garden.

KITCHEN 9' 5" x 5' 11" (2.87m x 1.8m) Having double glazed window to rear, stainless steel sink with mixer over and drainer, tiled splash backs, door leading out to the side and radiator.

FIRST FLOOR LANDING Double glazed window to the side, doors to bedroom, bathroom and wc.

WC 3' 5" x 3' (1.04m x 0.91m) Having double glazed window to the side, wc and tiled splash backs.

BEDROOM ONE 11' 4" x 10' 7" excluding bay (3.45m x 3.23m) Double glazed bay window to front, radiator.

BEDROOM TWO 12' 6" x 10' 9" (3.81m x 3.28m) Double glazed window to the rear and radiator.

BEDROOM THREE 7' x 6' 6" (2.13m x 1.98m) Double glazed window to the rear, radiator.

BATHROOM 5' 11" x 6' 4" (1.8m x 1.93m) Having double glazed window to front elevation, panelled bath, pedestal wash hand basin, cupboard housing boiler and radiator.

Unable to access the rear garden, which is currently overgrown with large tree and general overgrown shrubs.

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 16 Mbps. Highest available upload speed 1 Mbps.

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

Networks in your area - Openreach, Virgin Media

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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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.

