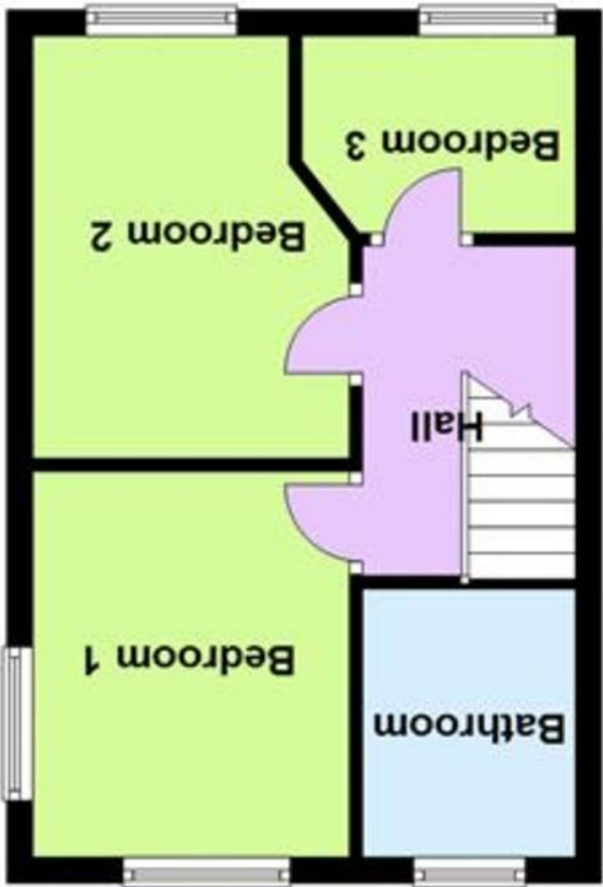


NOT TO SCALE. THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



First Floor



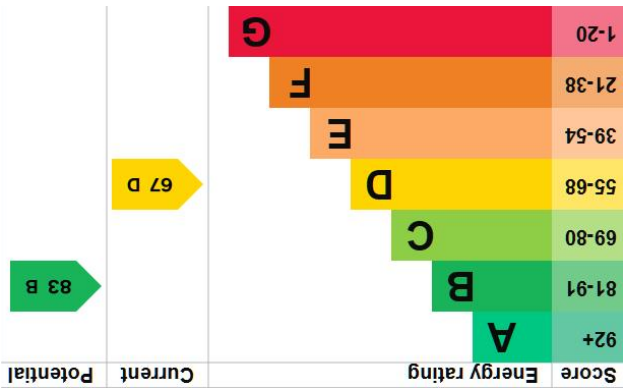
Ground Floor

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.



Great Barr | 0121 241 4441



- FOR SALE VIA MODERN METHOD OF AUCTION
- ON STREET PARKING
- THREE GENEROUS SIZED BEDROM END TERRACE
- HUGE CORNER END GARDEN PLOT
- CUL-DE-SAC

Leighton Close, Great Barr, Birmingham, B43 7HY

Auction Guide Price  
£190,000





## Property Description

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

FOR SALE VIA MODERN METHOD OF AUCTION

We are delighted to present this beautiful End of terrace property, situated in a desirable location on the pheasey estate near several schools. The house is in good condition and offers a spacious layout, perfect for a growing family.

Upon entering, you will find a welcoming reception room, providing a cosy space to relax and unwind. The property also boasts a well-appointed kitchen, offering ample storage and workspace for all your culinary needs.

Moving upstairs, you will discover three generously sized bedrooms, providing comfortable accommodation for the whole family. The neutral decor throughout allows for personalization, creating a warm and inviting atmosphere.

Completing the accommodation is a modern bathroom, featuring contemporary fittings and a stylish finish. The property also benefits from a convenient location within easy reach of local amenities and transport links, ensuring a stress-free daily commute.

With its desirable end of terrace position, this property offers additional privacy and an abundance of natural light. The nearby schools make it an ideal choice for families with children, ensuring educational needs are met without compromise.

In summary, this end of terrace property offers a fantastic opportunity to own a spacious and well-maintained home in a sought-after location. With its three bedrooms, reception room, and kitchen, it provides comfortable living space for a family. Don't miss out on this wonderful opportunity, contact us today to arrange a viewing and secure your future in this delightful property.

HALLWAY Having stairs leading to first floor.

LOUNGE 11' 9" MAX x 11' 0" MAX (3.58m x 3.35m) Having front bay window, ceiling light, three wall mounted lights, radiator.

KITCHEN 17' 0" MAX x 11' 0" MAX (5.18m x 3.35m) Having windows to the side and rear of the property, having space for dishwasher and dryer, kitchen units, sink, radiator, ceiling light point, patio door leading to the garden.

FIRST FLOOR LANDING

BEDROOM ONE 11' 0" x 10' 6" (3.35m x 3.2m) With ceiling light point, radiator, two windows.

BEDROOM TWO 12' 9" x 9' 10" MAX (3.89m x 3m) Radiator, window to the front of the property, ceiling light point.

BEDROOM THREE 10' 11" x 8' 0" (3.33m x 2.44m) With storage cupboard, ceiling light point, radiator, window to front.

BATHROOM 6' 12" x 5' 10" (2.13m x 1.78m) With toilet, window to rear, bath, shower, storage cabinet, sink, radiator, ceiling light point.

GARDEN Paved area, having two green-houses, corner plot, shed, area for plants and shrubs, grassed area.

Council Tax Band B - Walsall

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 26 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 76 Mbps. Highest available upload speed 20 Mbps.

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

Networks in your area - Virgin Media, Openreach

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.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.