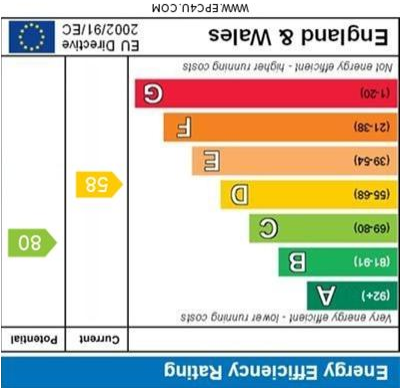




If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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.



Great Barr | 0121 241 4441



- MODERN METHOD OF AUCTION
- GREAT FOR INVESTORS
- POTENTIAL FAMILY HOME
- POPULAR LOCATION
- CLOSE TO AMENITIES
- ON ROAD PARKING



College Road, Kingstanding, Birmingham, B44 0AN

Auction Guide Price  
£150,000





## Property Description

OUTSIDE TO THE FRONT Lawned front garden with shrubbery outlining the edges, shared block paved path to:-

ENTRANCE Double glazed door to front, tiled flooring, brick walls, door leading to:-

HALLWAY Carpeted flooring, gas central heating radiator, ceiling light, door leading to:-

LOUNGE 10' 8" x 13' 9" (3.25m x 4.19m) Carpeted flooring, gas central heating radiator, ceiling light, gas fire place, double glazed window to front.

DINING ROOM 11' x 13' 10" (3.35m x 4.22m) Carpeted flooring, gas central heating radiator, ceiling light, double glazed window to rear, door for under stair storage, door leading to:-

KITCHEN 5' 11" x 8' 11" (1.8m x 2.72m) Tiled flooring, ceiling lights, space for oven, sink and base unit with mixer tap, door leading to garden, door leading to storage.

FIRST FLOOR LANDING Carpeted flooring, ceiling lights, storage space to side of staircase and above staircase, door leading to bathroom:-

BATHROOM Carpeted flooring, bath tub, wash and basin, low flush w/c, double glazed window, ceiling light.

BEDROOM ONE 9' 3" x 12' 10" (2.82m x 3.91m) Open fire place, original wood floor boards, double glazed window to rear, gas central heating boiler, ceiling lights.

BEDROOM TWO 9' 6" x 10' 0" (2.9m x 3.05m) Adjacent fire place, carpeted flooring, double glazed window to front, ceiling lights, gas central heating radiator.

BEDROOM THREE 7' 4" x 8' 9" (2.24m x 2.67m) Carpeted flooring, ceiling lights, double glazed window to front.

OUTSIDE TO THE REAR Overgrown lawned garden.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for Three, Vodafone, limited for EE, O2 and data likely available for Three, Vodafone, limited for EE, O2  
Broadband coverage - Broadband Type = Standard Highest available download speed 4Mbps. Highest available upload speed 0.6Mbps.  
Broadband Type = Superfast Highest available download speed 121 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Openreach, CityFibre, Virgin Media

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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**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.

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.