

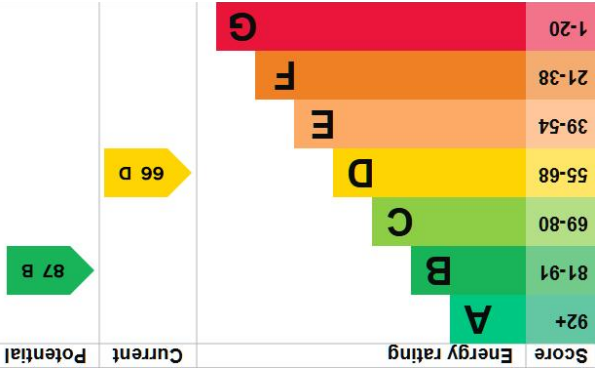
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE



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.



Great Barr | 0121 241 4441



- MODERN METHOD OF AUCTION
- GREAT INVESTMENT OPPORTUNITY
- OFF ROAD PARKING
- FAMILY BASED AREA
- CLOSE TO LOCAL AMENITIES



Sterndale Road, Great Barr, Birmingham, B42 2BA

Auction Guide Price
£160,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

This home is efficient and thoughtfully laid out to maximize the usage of space. Downstairs, you will find a cozy kitchen, complete with a stove for all your culinary creativity and a comfortable living area adaptable to your needs. As we move upstairs, the property holds a total of 3 individual rooms, offering enough space for bedrooms, home office, or children's play area. The first floor also houses the bathroom, equipped with a bath, providing a perfect relaxation spot after a long day. To the rear is a great, big garden perfect for entertainment or hosting. Despite its size, this property doesn't compromise on space, functionality, or comfort, making it an excellent choice for small families, first-time homeowners, or working professionals in need of a remote working setup.

For sale by modern method of auction.

OUTSIDE TO THE FRONT Block paved driveway with dropped curb, door leading to shared side access to rear garden and front door leading to:-

ENTRANCE HALL Ceiling lights, laminate wood flooring, gas central heating radiator, gas mains enclosed in corner box, door leading to:-

LOUNGE 9' 11" x 13' 10" (3.02m x 4.22m) Double glazed front bay windows, gas central heating radiator, ceiling lights, carpeted flooring.

KITCHEN 15' 11" x 9' 11" (4.85m x 3.02m) Fitted kitchen with floor and base units, laminate wood flooring mixer tap sink, space for washing machine, integrated gas oven and hob with extractor fan, gas central heating radiator along with the boiler being enclosed, double glazed sliding door and window to rear.

LANDING Carpeted flooring, ceiling lights, access to loft, door leading to:-

BATHROOM Bath with fixed shower head and mixer tap, sink and base unit, w/c, gas central heating towel holder, fully tiled walls and floor, double glazed rear window.

BEDROOM ONE 10' 6" x 11' 0" (3.2m x 3.35m) Carpeted flooring, ceiling lights, double glazed window to front, gas central heating radiator.

BEDROOM TWO 11' 5" x 9' 11" (3.48m x 3.02m) Laminate wood flooring, ceiling lights, double glazed window to rear, gas central heating radiator.

BEDROOM THREE 6' 10" x 8' 11" (2.08m x 2.72m) Over stair storage, space for a single bed, double glazed window to front, gas central heating radiator.

GARDEN TO THE REAR Tiled patio, mostly lawn with fences surround.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good in home and outdoor

Three, Vodafone - Variable in home and good outdoor

O2 - Good (outdoor only)

Broadband coverage - Broadband Type = Standard Highest available download speed 8Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Superfast Highest available download speed 271 Mbps. Highest available upload speed 42Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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.

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.

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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.