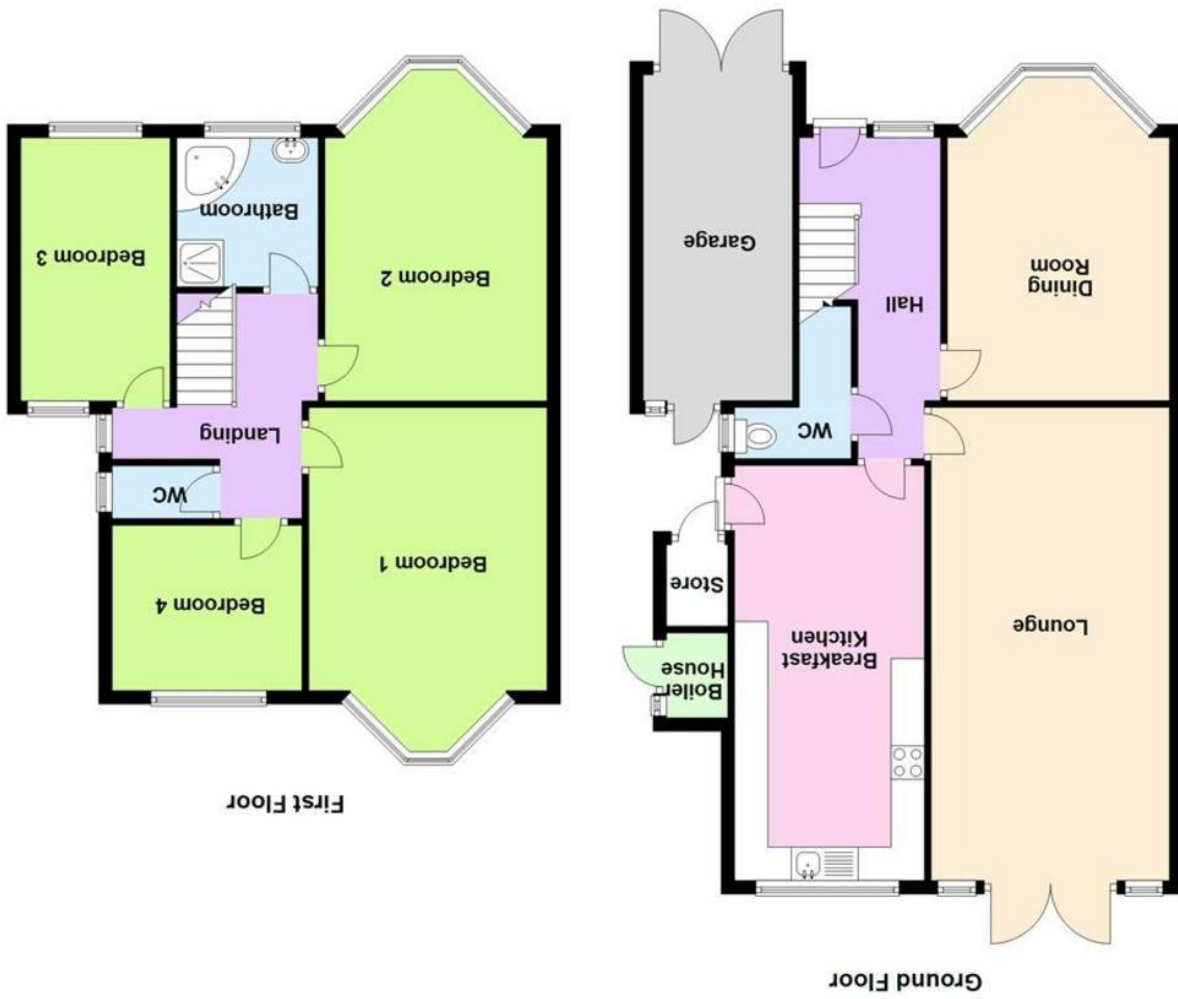
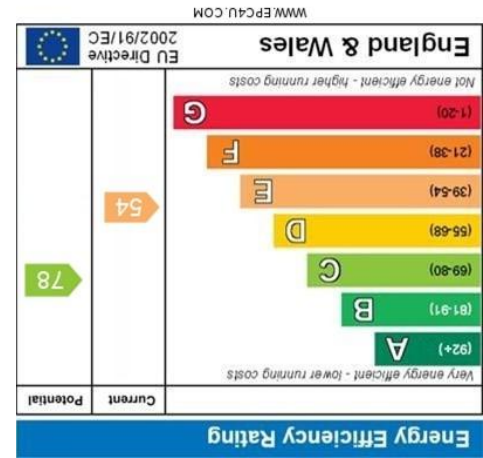


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Boldmere | 0121 321 3991



- BEING SOLD VIA MODERN METHOD OF AUCTION
- BATHROOM WITH BATH AND SEPERATE SHOWER
- DRIVEWAY PROVIDING OFF ROAD PARKING
- HIGHLY SOUGHT AFTER LOCATION

Beacon Road, Sutton Coldfield, B73 5SX

Auction Guide Price  
 £400,000

## Property Description

\*\*\*BEING SOLD VIA MODERN METHOD OF AUCTION\*\*\*

Presenting a unique opportunity to acquire a detached property that is on the market for sale. This compelling residence is primed for modernisation, presenting an exciting canvas for those looking to put their own stamp on their next home. Despite its need for updating, the property offers an abundance of space, making it a perfect choice for families or couples seeking to create their dream home. The heart of the home features two spacious reception rooms, providing versatile space for both relaxed and formal living. Whether you're entertaining guests or spending a quiet evening in, these spaces are designed to adapt to your lifestyle. The property benefits from four generously proportioned bedrooms, offering plenty of room for a growing family or for guests. The property also incorporates a bathroom with separate wc, catering for the demands of a busy household. The property's location is yet another highlight. It is conveniently situated with excellent public transport links, placing the city's attractions within easy reach. Additionally, the presence of nearby schools makes it an ideal choice for those with children. Local amenities are also in close proximity, providing all the conveniences needed for modern living.

In summary, this property holds immense potential for those willing to modernise and personalise it. Its location and spacious interiors make it a promising option for families or couples. The opportunity to create a dream home in an enviable location makes this property an opportunity not to be missed.

**ENTRANCE HALL** Providing access to living areas with stairs leading off.

**LOUNGE** 22' 9" x 11' 9" (6.93m x 3.58m) Carpeted and having double glazed French doors, radiator, ceiling light and power points.

**DINING ROOM** 15' 11" x 10' 11" (4.85m x 3.33m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**KITCHEN** 20' 5" x 9' 4" (6.22m x 2.84m) Having double glazed window, a range of wall and base units, radiator, ceiling light and power points.

**WC**

**LANDING** Providing access to all four bedrooms and family bathroom.

**BEDROOM ONE** 16' 11" x 11' 9" (5.16m x 3.58m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM TWO** 16' 3" x 10' 11" (4.95m x 3.33m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 12' 11" x 7' 4" (3.94m x 2.24m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM FOUR** 9' 4" x 8' 1" (2.84m x 2.46m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BATHROOM** Having bath, double glazed window, wash basin and ceiling light.

**SEPERATE WC** Having low level wc, wash basin and ceiling light.

Council Tax Band E - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 40 Mbps. Highest available upload speed 9 Mbps.

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

Networks in your area - Openreach, 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 321 3991

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 combined 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.



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