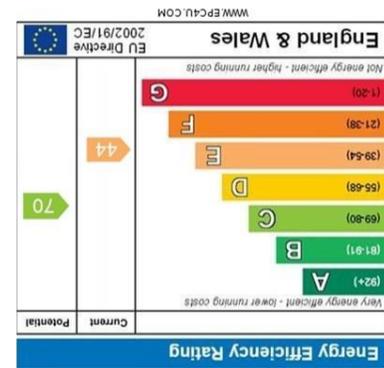


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Four Oaks | 0121 323 3323



- No Upward Chain
- Highly Sought After Quiet Cul De Sac Location
- Extended 3 Bedroom Detached Bungalow
- Formal Lounge
- Separate Dining/Family Room

Harvey Drive, Four Oaks, Sutton Coldfield, B75 6PL

Auction Guide Price
 £325,000

Property Description

For sale by Modern Method of Auction: Starting Bid Price £325,000 plus Reservation Fee.

Occupying a highly sought after and most convenient central location this superb three bedroom detached bungalow sits at the top of a quiet cul de sac and offers spacious living accommodation throughout. Being ideally located for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. Due to the location and size the bungalow will appeal to the family buyer or for those looking to downsize and must be viewed to appreciate the wealth of accommodation on offer. Approached via a driveway the home is entered via an enclosed porch with access to a formal lounge, a fitted kitchen diner leads in to a further sitting/dining room which can also be accessed via the lounge, three good sized bedrooms the master has an en suite shower room and a family bathroom, to complete the home there is a garage and a large private garden, the bungalow offers further scope to extend subject to the usual permissions. The property also benefits from no upward chain, double glazing throughout and gas central heating system.

Bungalows of this size within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY Having a useful coats cupboard, coving, radiator and doors to:-

FORMAL LOUNGE 15' 11" x 11' 6" (4.85m x 3.51m) A spacious formal lounge with a bay window to the front aspect, a feature fireplace as the focal point, coving, radiator and double doors leading in to the sitting/dining room.

SITTING/DINING ROOM 8' 11" x 16' 4" (2.72m x 4.98m) Offering a multitude of uses and currently a sitting and dining room with sliding patio doors to the rear with views and access to the garden, a further side window allows natural light, two radiators, coving and a door in to the kitchen.

FITTED KITCHEN 13' x 10' 9" (3.96m x 3.28m) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, space for an oven with extractor fan over, further space and plumbing for white goods, sink and drainer unit, a window to the rear, ample space for a dining table and chairs for casual dining, deep pantry, a door to the rear lobby and garden and a further door returning to the hallway.

BEDROOM ONE 8' 10" x 11' 9" (2.69m x 3.58m) A spacious master bedroom with windows to side and rear allowing natural light, coving, radiator and a door to the en suite shower room.

EN SUITE Including a fully enclosed shower cubicle, wash hand basin, low level WC and front facing window.

BEDROOM TWO 11' 4" x 13' 2" (3.45m x 4.01m) Having a window to the rear, radiator, coving and fitted wardrobes with shelving and hanging space.

BEDROOM THREE 11' 4" x 13' 2" (3.45m x 4.01m) Having a window to the front, radiator, coving and fitted wardrobes.

FAMILY BATHROOM A matching white suite with a panelled bath, a wash hand basin, low level WC, side facing window and radiator.

GARAGE Unmeasured with driveway, power and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the home there is a large private garden with fenced boundaries, mainly lawned with further scope to extend to the side and rear depending on the usual planning permissions.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

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

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.

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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323

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.

