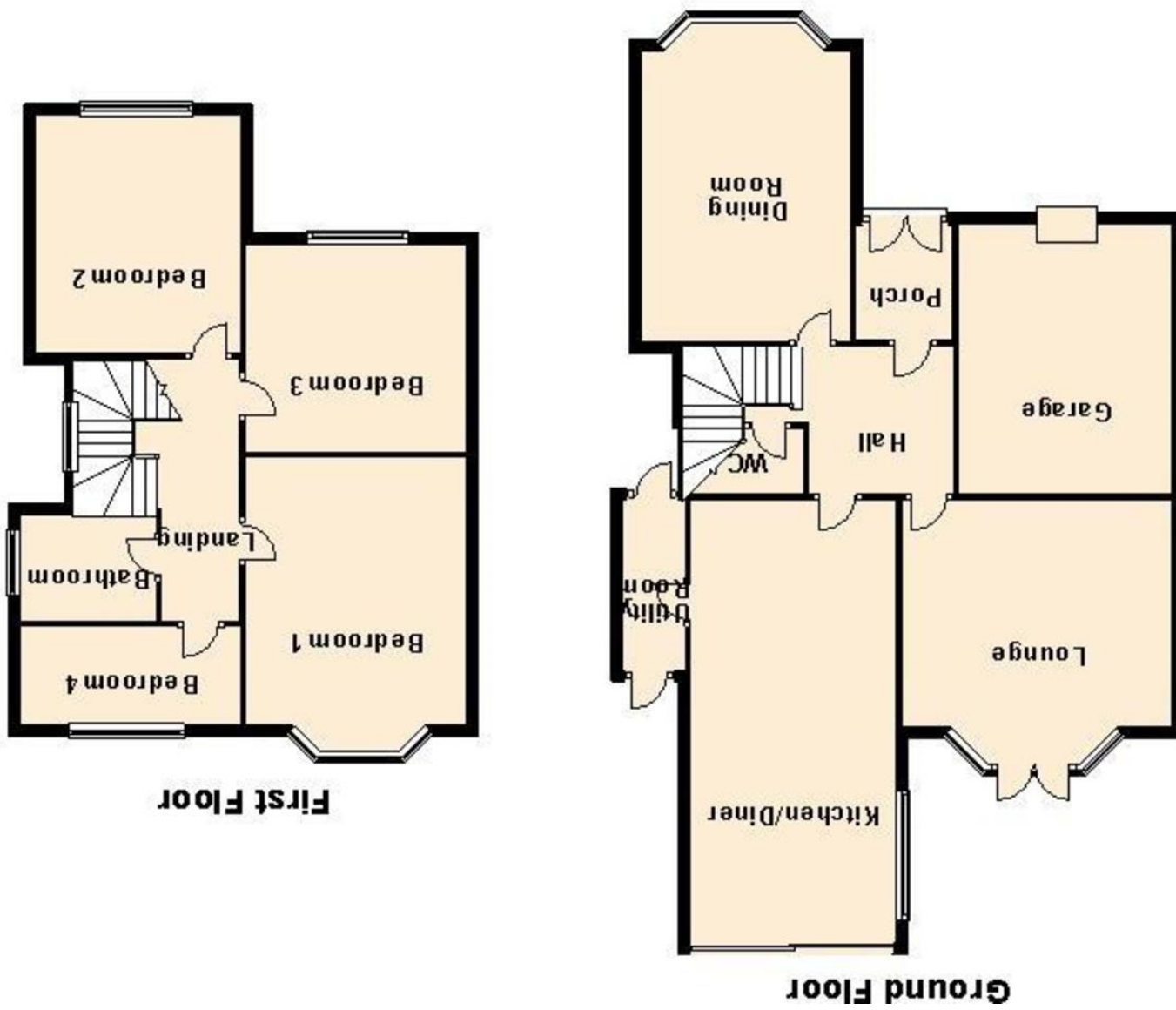


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |
| | | 48 E | 78 C |

Four Oaks | 0121 323 3323



- Highly Sought After Town Centre Location
- Extended 4 Bedroom Detached Family Home
- Lounge & Separate Dining Room
- Open Plan Fitted Kitchen & Family Room

Tamworth Road, Sutton Coldfield, B75 6DG

Auction Guide Price
 £575,000

Property Description

****DRAFT DETAILS AWAITING VENDOR APPROVAL****

For sale by Modern Method of Auction: Starting Bid Price: £575,000 plus Reservation Fee.

Occupying a highly sought after location and being ideally placed 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 Sutton Coldfield town centre and Sutton Park both of which are on the doorstep. Retaining many original features and combining the convenience of modern day living the home is also being sold with the advantage of having no upward chain. Entered via an enclosed porch there is a large hallway with access to two formal reception rooms, a superb extended kitchen/dining/family room and utility, a guest WC, on the first floor there are four bedrooms and a family bathroom and to complete the home there is a large private garden.

Homes 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 An impressive entrance hallway with a returning staircase rising to the first floor, Oak flooring, picture rail, beamed ceiling, useful under stairs door area and doors to:

GUEST WC A matching suite with a low level WC, wash hand basin and side facing window.

LOUNGE 14' 8" x 12' 4" (4.47m x 3.76m) Having a deep walk in bay to the rear with patio doors providing access and views over the large rear garden, a feature fireplace as the focal point, coving and radiator.

DINING ROOM 11' 4" x 15' 9" to bay (3.45m x 4.8m) A further large reception room with a deep walk in bay to the front, a feature fireplace as the focal point, a beamed ceiling and radiator.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 24' x 11' 3" (7.32m x 3.43m) To include a stylish and matching range of wall and base mounted units with complementing granite work surfaces over, integrated double oven with extractor fan over, integrated dish washer, sink and drainer unit, breakfast bar leading to the family/dining area with a vaulted ceiling, sliding patio doors to the rear, a further window allowing natural light and a door to the utility room.

UTILITY ROOM Plumbing and space for white goods a door to the front and rear.

From the hallway a returning staircase rises to the first floor landing with doors to:

BEDROOM ONE 14' 6" x 12' 7" (4.42m x 3.84m) A great sized bedroom with a walk in bay to the rear and radiator.

BEDROOM TWO 12' 10" x 12' 8" max (3.91m x 3.86m) Having a window to the front and radiator.

BEDROOM THREE 11' 4" x 12' (3.45m x 3.66m) A window to the front and radiator.

BEDROOM FOUR 9' 8" x 6' (2.95m x 1.83m) Having a rear facing window and radiator.

BATHROOM Includes a matching suite with a panelled bath with shower over and screen, suspended wash hand basin and low level WC.

OUTSIDE To the rear of the home there is a large private garden with a patio area for entertaining, mainly lawned surrounded by mature trees and shrubs to the borders offering privacy and being ideal for the family buyer.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.

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

