

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

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

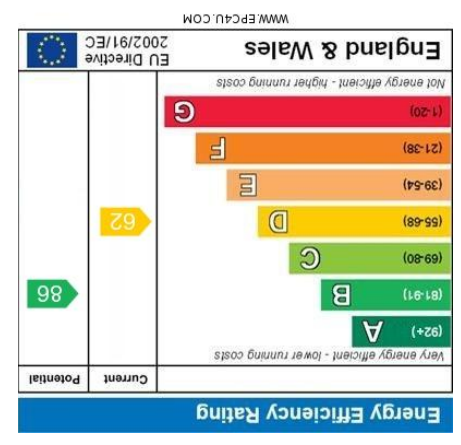


**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- Being sold via modern method of auction
- Character semi detached cottage
- Readily accessible for the centre of Mere Green
- Spacious lounge/diner and kitchen



Lichfield Road, Four Oaks, Sutton Coldfield, B74 4BZ

**Auction Guide Price  
£350,000**



## Property Description

BEING SOLD VIA MODERN METHOD OF AUCTION

Offered for sale with no upward chain is this character semi detached cottage, being ideally located for the centre of Mere Green and associated amenities. The extended accommodation includes entrance vestibule, spacious lounge/diner, inner lobby and kitchen. Over the first and second floors there are three bedrooms and a good sized bathroom with a modern suite in white.

Externally there is off road hard standing for two vehicles to the front, to the rear an area of patio and good sized garden laid to lawn. At the end of the garden is decking, on which stands a Green Retreats summer house.

The centre of Mere Green, Arthur Terry school and Butlers Lane railway station are all within a one mile radius of the property.

ENTRANCE VESTIBULE Accessed via a composite entrance door and leading through to the lounge/diner.

OPEN PLAN THROUGH LOUNGE 25' 8" x 14' 3" (7.82m x 4.34m) With uPVC double glazed windows to the front and rear elevations, feature fireplace, two central heating radiators, central staircase rising to the first. Down lighters.

KITCHEN 10' 1" x 8' 4" (3.07m x 2.54m) With uPVC framed double glazed windows to the rear and side elevations, Velux window. Range of units at eye and base units providing work surface, storage and appliance space. Acrylicone and a half bowl sink unit with mixer taps and drainer, complementary splashback tiling. Space for a range cooker with extractor fan over, ceramic tiled flooring.

INNER LOBBY With ceramic tiled floor, wall mounted central heating boiler, central heating radiator, storage fronted by sliding doors, uPVC framed double glazed door opening to the side elevation.

FIRST FLOOR

LANDING With staircase rising to the second floor.

BEDROOM ONE 11' 5" x 11' 0" (3.48m x 3.35m) to fitted wardrobes. With uPVC framed double glazed window to the front elevation, central heating radiator and fitted wardrobes.

BEDROOM TWO 10' 9" x 8' 10" (3.28m x 2.69m) With uPVC framed double glazed window overlooking the rear garden. Central heating radiator.

BATHROOM Having a modern suite in white comprising a panelled bath with mains fed shower over and glass shower screen, wash hand basin, low level flush wc. Chrome style towel rail, ceramic tiling and uPVC framed double glazed window to the rear elevation, extractor fan, down lighters.

SECOND FLOOR

BEDROOM THREE 13' 11" x 11' 10" (4.24m x 3.61m) With uPVC framed double glazed window overlooking the rear garden. Central heating radiator.

OUTSIDE The property is set back from the road behind hard standing for two vehicles. To the rear a block paved patio and good sized area of lawn. Beyond this is a 'GREEN RETREATS' SUMMER HOUSE being of pre-fabricated build with insulated walls and timber cladding and having bi-folding double glazed doors onto decked area.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for Three, limited for EE, O2, Vodafone and data likely available for Three, limited for EE, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. 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 1000 Mbps. Highest available upload speed 220Mbps.  
 Networks in your area - 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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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 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.

