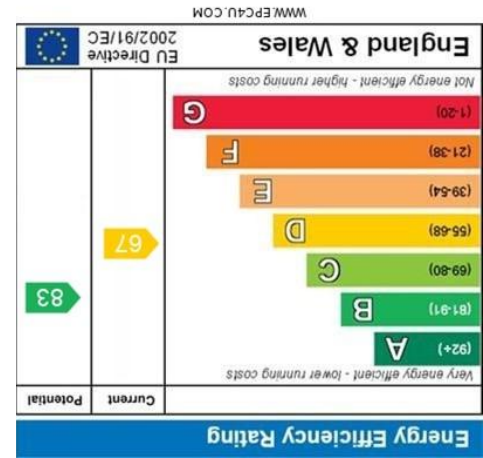


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Ground Floor

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



- Modern Method Of Auction Guide 325k
- Highly Sought After Cul De Sac Location
- Spacious Lounge
- Refitted Kitchen
- 2 Good Sized Bedrooms



Beaton Road, Four Oaks, Sutton Coldfield, B74 4RU

Auction Guide Price
£275,000



Property Description

For sale by Modern Method of Auction: Starting Bid Price £300,000 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 Mere Green and Sutton Coldfield town centres. Approached via a deep driveway to the front the home is entered through a hallway with access to a large lounge diner, stylish fitted kitchen, two great sized bedrooms and a lovely shower room, to complete the home there is a private garden and garage.

L-SHAPED RECEPTION HALL Having dual storage cupboards off.

GOOD SIZED LOUNGE 16' 8" max x 14' 3" (5.08m x 4.34m) Having dual radiators, double glazed bay window facing front and double glazed window to side.

FITTED KITCHEN 11' 6" x 9' 3" (3.51m x 2.82m) Having a comprehensive range of white gloss units with work surfaces over, stainless steel sink unit with side drainer, stainless steel chimney cooker hood above five ring gas hob, integrated dish washer, integrated fridge/freezer, double oven with kitchen cupboards above and below, ceramic tiling to floor, double glazed window to side along with double glazed door leading out to covered side walkway.

BEDROOM ONE 13' 3" x 9' 10" (4.04m x 3m) Having radiator and double glazed window to rear.

BEDROOM TWO 9' 10" x 9' 10" (3m x 3m) Having radiator and double glazed window to rear.

LUXURY SHOWER ROOM Having white suite comprising tiled shower cubicle, wash hand basin set into vanity surround with cupboard below, ceramic tiling to floor, radiator and double glazed window to side.

SEPARATE WC Having white suite with low level WC, wall mounted wash hand basin, tiling to floor and double glazed window to side.

COVERED SIDE WALKWAY Having double glazed doors to front and rear giving access to fore and rear gardens, wall mounted Worcester gas central heating boiler, plumbing for washing machine and door leading to garden store.

OUTSIDE

GARAGE 18' x 8' 2" (5.49m x 2.49m) Having double doors. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN Having patio, garden area with borders and lawn garden with boundaries defined by fencing. The rear garden is not immediately overlooked.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data available but limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 20Mbps.
 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.

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 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 of 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 to wards 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.