



Connells

Victoria Road
Sutton Coldfield

Victoria Road Sutton Coldfield B72 1SY

for sale guide price
£280,000



Property Description

NO CHAIN A spacious 3 bedroom semi detached property in the heart of Sutton Coldfield Town Centre, with incredible potential for all buyers. Whether purchasing your forever family home, or looking for a brilliant investment opportunity, this traditional house is the ideal purchase. Being walking distance to Sutton Coldfield Town Centre this property offers excellent main road and transport links, great school catchment area and all the local amenities you need. Inside boasts 2 large reception rooms, with original features, as well as ample storage with 2 good sized downstairs cupboards. A great sized kitchen with fitted appliances and space for dining area, leading onto a large rear garden. Rear garden allows access to the back through a double gate and features a shed for extra storage. Upstairs, we have 3 great sized bedrooms and a generous family bathroom.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

A double glazed door and window lead to the entrance porch

Entrance Hall

From the entrance hall doors lead to utility room, family lounge, kitchen and storage cupboard offering excellent storage facilities, radiator to wall.

Family Lounge

12' x 11' 10" (3.66m x 3.61m)

A good sized family lounge with front facing double glazed bay window and feature fireplace.

Dining Room

11' 10" x 11' 6" (3.61m x 3.51m)

Rear facing double glazed window, radiator to wall, patio door leads to rear garden

Kitchen

15' 1" x 13' 9" (4.60m x 4.19m)

Comprising partially integrated appliances, washer/drier, fridge/freezer, electric oven with extractor hood over, four ring gas hob, radiator to wall.

Utility Room

8' 3" x 2' 10" (2.51m x 0.86m)

Double glazed door to front, door leading to pantry, door leading to guest WC

Guest WC

Comprising low level flush WC and hand wash basin.

Rear Porch

Single door leads to rear porch, door leads to rear garden.

First Floor Landing

Doors lead to Bedrooms One, Two and Three and the Family Bathroom

Bedroom One

11' 11" x 11' 7" (3.63m x 3.53m)

Rear facing double glazed window overlooking rear garden, radiator to wall, fitted wardrobe

Bedroom Two

11' 10" x 10' 11" (3.61m x 3.33m)

Front facing double glazed window, radiator to wall, built-in wardrobe with cupboard over.

Bedroom Three

9' x 7' 7" (2.74m x 2.31m)

Front facing double glazed window, radiator to wall.

Family Bathroom

Comprising bath with electric shower over, low level flush WC, wash hand basin, built in cupboard, frosted double glazed window.

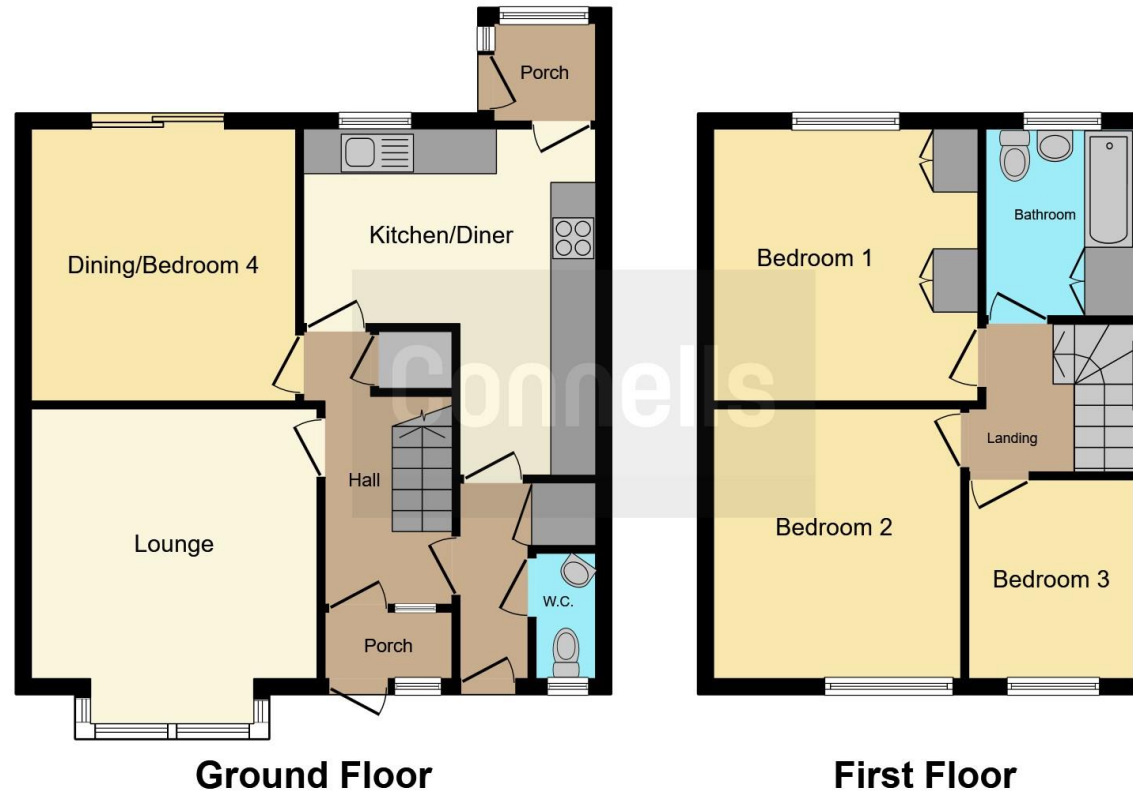
Rear Garden

Being an excellent sized sloped rear garden. Having patio area and garden laid to lawn. Access through double gates lead to the front of the property.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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