



Not for marketing purposes INTERNAL USE ONLY

Reddicap Heath Road
Sutton Coldfield



Property Description

A traditional style 2 double bedroom semi-detached home offered with NO UPWARD CHAIN. In need of modernisation. In an excellent school catchment area for primary and senior schools. Close to main road and motorway transport links. Having driveway to the front, hallway, lounge and separate dining room, fitted kitchen overlooking the rear garden. On the first floor there are 2 double bedrooms and a family bathroom. There is a superb sized rear garden, Huge potential for expansion to the rear (subject to planning).

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.

Hallway

Having door giving access into the hallway. Stairs lead to the first floor landing and radiator to wall. Door to the Lounge.

Lounge

13' 1" x 12' 10" includes bay (3.99m x 3.91m includes bay)

Having double glazed walk in bay window to the front, radiator, telephone point, TV aerial point, brick built fire surround and ceiling fan. Access to the dining room.

Dining Room

10' 1" x 7' 4" (3.07m x 2.24m)

Having double glazed window to the rear, radiator, coving to the ceiling, laminate floors, dado railing, Access to the Kitchen. Access to understairs recess area housing the electric meter. Single glazed door gives access to side covered area.

Side Covered Area

Having double glazed door to the front and door to the rear.

Fitted Kitchen

11' 11" x 8' 7" (3.63m x 2.62m)

A fitted kitchen with fitted base units with work surfaces over, fitted wall units, double glazed window to the rear, stainless steel sink and drainer unit with mixer tap over, integrated double electric oven, built in gas hob, space and plumbing for a washing machine, radiator, dado railing and floor tiling.

First Floor Landing

Having double glazed window to the side. Doors to the 2 bedrooms and bathroom.

Bedroom 1

13' 5" includes bay x 13' 3" (4.09m includes bay x 4.04m)

Having double glazed walk in bay window to the front, two radiators, telephone point, recess area with single glazed window.

Bedroom 2

10' x 8' 8" (3.05m x 2.64m)

Having double glazed window to the rear, radiator to wall and picture railing.

Bathroom

Having panelled bath with mixer tap over, wash hand basin, low level flush WC, part tiling and wall mounted central heating boiler.

Front

Having driveway providing parking. Side covered access to the front.

Rear Garden

An excellent sized rear garden with patio area, garden laid to lawn and fencing to the side.

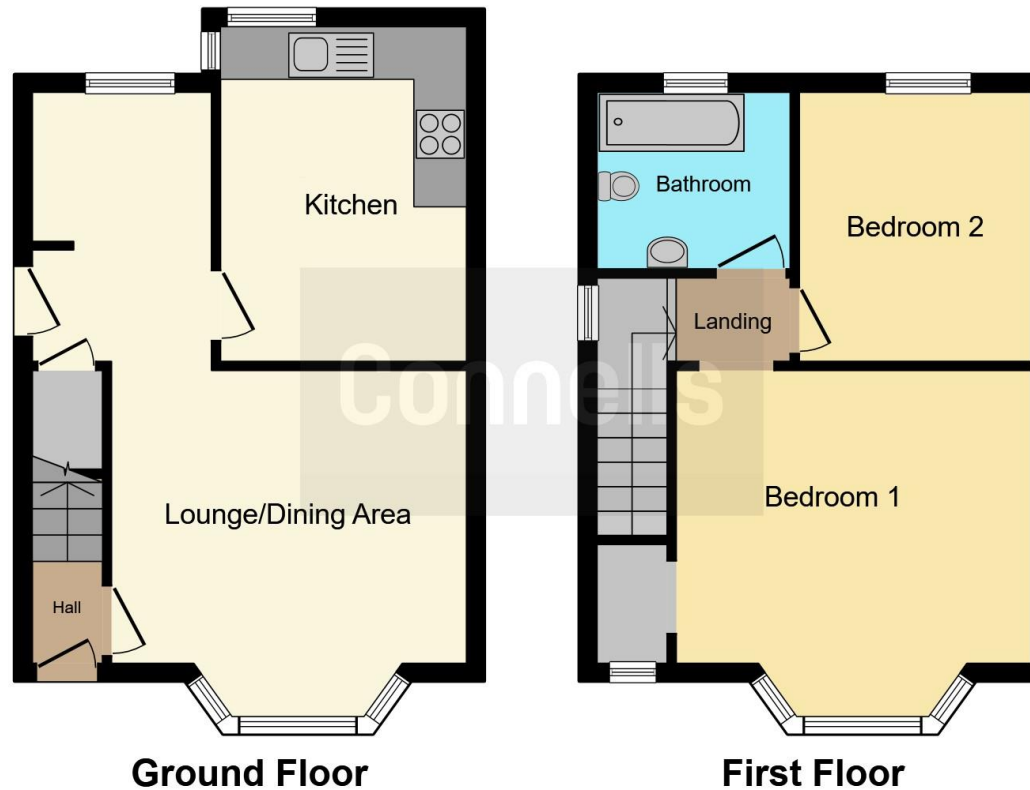
Agents Note:

The sale of this property is subject to Grant of Probate. Pls seek an update from the branch with regard to potential time frames involved.









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

To view this property please contact Connells on

T 0121 354 4481
E suttoncoldfield@connells.co.uk

4/6 High Street
 SUTTON COLDFIELD B72 1XA

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

check out more properties at connells.co.uk



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SCO310937 - 0004