



Cherrywood Road, Sutton Coldfield B74 3RT

welcome to

Cherrywood Road, Sutton Coldfield

*****SEMI DETACHED***THREE BEDROOMS***TWO RECEPTION ROOMS***OFF ROAD PARKING***DOUBLE GLAZED***CENTRAL HEATING***IN NEED OF MODERNISATION*****

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 £300 inc VAT towards the preparation cost of the pack.

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.





Note

Council tax band: C

Entrance Hall

Understairs storage, stairs to first floor, ceiling light point and radiator.

Lounge

11' 10" excluding bay x 11' 4" (3.61m excluding bay x 3.45m)

Double glazed bay window to front, gas fire, ceiling light point and radiator.

Dining Room

12' excluding bay x 11' 4" (3.66m excluding bay x 3.45m)

Patio doors to rear, ceiling light point and radiator.

Kitchen

8' 4" x 7' 7" (2.54m x 2.31m)

Double glazed window to rear, wall and base units with work surfaces over, stainless steel sink and drainer unit, oven, gas hob, plumbing for washing machine, ceiling light point and UPVC door to side.



Landing

Double glazed window to side, ceiling light point and loft access.

Bedroom One

11' 11" x 11' 4" (3.63m x 3.45m)

Double glazed window to front, ceiling light point and radiator.

Bedroom Two

12' 1" x 11' 3" (3.68m x 3.43m)

Double glazed window to rear, fitted wardrobes, ceiling light point and radiator.

Bedroom Three

8' 5" x 7' 10" (2.57m x 2.39m)

Double glazed window to front, ceiling light point and radiator.

Bathroom

Double glazed window to rear, bath with shower over, tiling to splash prone areas, cupboard housing boiler, ceiling light point and radiator.

Separate W.C

Double glazed window to side, low level WC and ceiling light point.

Rear Garden

Gate to side, patio area, mainly laid to lawn with fenced borders.



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Cherrywood Road, Sutton Coldfield

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI DETACHED
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C

guide price

£250,000



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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Property Ref:
GRB110904 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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