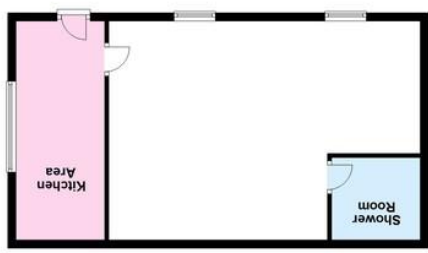
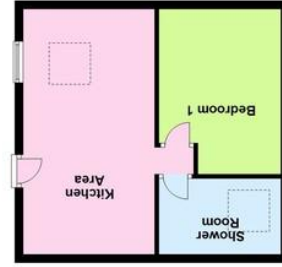
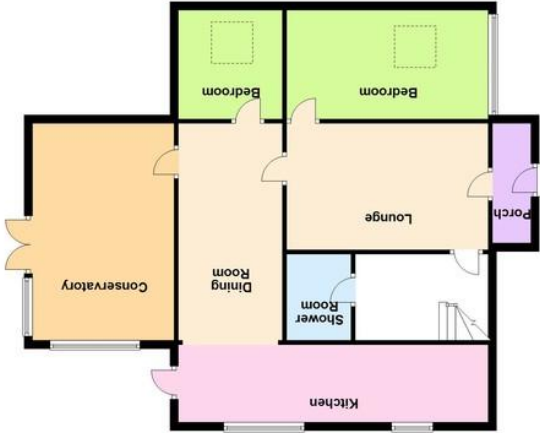


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 2463.9 sq. feet



Ground Floor
Approx. 1992.5 sq. feet

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.

Tamworth | 01827 68444 (option 1)

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 Acts.

SignedDate



- FOR SALE VIA MODERN METHOD OF AUCITON
- UNIQUE OPPORTUNITY TO ACQUIRE
- THREE BEDROOM COTTAGE
- TWO SEPARATE ANNEXES
- WRAP AROUND GARDEN

Ivy Cottage, Bodymoor Heath, Sutton Coldfield, B76 0EE

Auction Guide Price
£500,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

FOR SALE VIA MODERN METHOD OF AUCTION

A rare opportunity to acquire this delightful cottage set in its own grounds with a lovely lake to the rear.

Approach the property via gated access into the garden, having path leads to the cottage.

There are two out-building annexes.

FIRST ANNEXE

Kitchen area, lounge area, shower room with shower, toilet and pedestal wash hand basin, bedroom with Velux windows, central heating radiator and laminate flooring.

Kitchen area is 19' 8" x 10' 9"
Bedroom is 12' 3" x 8' 5"

SECOND ANNEXE Having kitchen area 5' 6" x 12", double glazed window to rear and central heating radiator, further room 12' 1" x 9' 1", shower room having low level wc, shower, double glazed window to front, main room is 14' 9" x 12' 3".

PORCH Door into:-

FRONT ROOM 9' 11" x 12' 3" (3.02m x 3.73m) Double glazed window to front and central heating radiator, door leading to:-

INNER HALLWAY Having stairs and tiled floor, access to:-

SHOWER ROOM 4' 10" x 6' 3" (1.47m x 1.91m) Low level wc, electric shower over, tiled flooring, wash hand basin.

KITCHEN 24' 9" x 6' 1" (7.54m x 1.85m) With double glazed window to rear, wall and base units with work surfaces, door leading out to the garden, opens out into:-

DINING ROOM 15' 6" x 9' (4.72m x 2.74m) With central heating radiator, double glazed window to rear, doors leading to the conservatory.

CONSERVATORY 9' 6" x 16' 7" (2.9m x 5.05m)

SECOND RECEPTION ROOM 9' 7" x 8' 4" (2.92m x 2.54m) With velux window.

BEDROOM 15' 6" x 9' (4.72m x 2.74m) With double glazed windows to front and central heating radiator.

FIRST FLOOR

BEDROOM ONE 9' 9" x 12' 6" (2.97m x 3.81m) With double glazed window to front and central heating radiator.

BEDROOM TWO 7' 5" x 8' 2" (2.26m x 2.49m) With double glazed windows to rear.

BATHROOM Having low level wc, pedestal wash hand basin, paneled bath and double glazed windows to side.

Council Tax Band D - North Warks

Predicted mobile phone coverage and broadband services at the property:

Mobile coverage - limited voice and data available for EE

Broadband coverage:-

Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.
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 01827 68444

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 contained 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.