



Maney Hill Road,
Sutton Coldfield, B72 1JW

Guide Price £535,000

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This superbly located well proportioned five bed extended detached property offers an excellent opportunity for buyers being ideally situated for sought after local schools and within close proximity of desirable local amenities. With scope for improvement throughout the accommodation retains many original featured and includes an extended lounge, separate dining room, breakfast kitchen, utility room and guest cloakroom. An early viewing is essential in order to avoid disappointment.

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged. The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £8400 including VAT and a Legal Pack fee of £372 including VAT. This secures the transaction and takes the property off the market. The Buyer's Premium and administration charge are in addition to the final negotiated selling price. This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer, but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged. The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyer's Premium of £8400 including VAT and a Legal Pack fee of £372 including VAT. This secures the transaction and takes the property off the market. The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

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Property Specification

BEING SOLD THROUGH ONLINE AUCTION
 BUY IT NOW OPTION AVAILABLE
 BUYERS FEE APPLIES
 SUPERBLY LOCATED EXTENDED DETACHED HOME
 SEPARATE RECEPTION ROOMS

Dining Room 4.39m (14'5") x 3.76m (12'4")

Lounge 3.94m (12'11") x 3.71m (12'2")

Lounge Extension 4.91m (16'1") x 1.70m (5'7")

Family Breakfast Room 5.11m (16'9") max x 2.88m (9'5")

Kitchen 3.91m (12'10") x 1.83m (6')

Utility Room 1.88m (6'2") x 1.69m (5'6")

Store

WC

Hall

Garage 17' 2" x 8' 7" (5.23m x 2.61m)

Porch

Bedroom 3.91m (12'10") x 3.76m (12'4") max plus
 0.54m (1'9") x 0.54m (1'9")

Agent's Note:

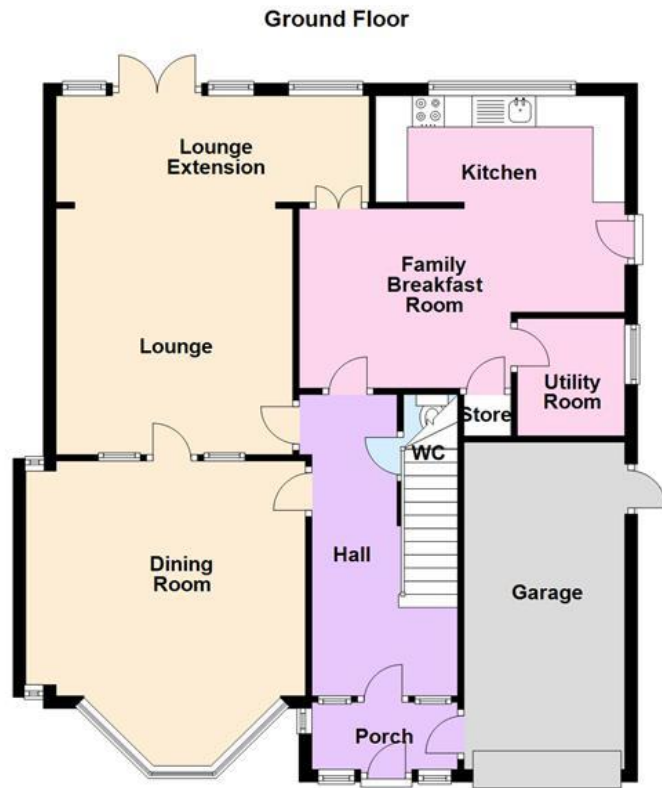
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 28th April 2023

Viewer's Note:

Services connected:
 Council tax band: F
 Tenure: Freehold years remaining, lease from
 Ground Rent: £0
 Service Charge: £0
 Restrictions:

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

