



**Boldmere Drive,  
Sutton Coldfield, B73 5ES**

**Guide Price £400,000**

This superbly located extended traditional style three bed detached property occupies an enviable and convenient cul-de-sac location set within close proximity of many sought after amenities including desirable schools, shops and transport links both road and rail. Offering the opportunity for modernisation the property offers the advantage of no onward chain. The accommodation itself briefly includes separate reception rooms, a breakfast kitchen, utility and guest cloakroom along with a garage drive and mature garden. An early viewing is essential in order to avoid disappointment.

Being Sold by Online Auction Starting Bids from: £400,000 Buy it now option available Please call or visit Goto Online Auctions for more information. This property is for sale by Modern Method of Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions. To book a viewing contact Paul Carr Estate Agents.

#### **General Information:**

Auctioneer's Comments 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 £7572.00 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.



Hall

Porch

Dining Room 4.56m (15') max x 4.27m (14')

Lounge 5.90m (19'4") x 3.86m (12'8")

Breakfast Kitchen 5.31m (17'5") x 2.79m (9'2")

Utility 3.50m (11'6") x 1.60m (5'3")

WC

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Landing

Bedroom 1 4.56m (15') x 3.91m (12'10")

Bedroom 2 3.86m (12'8") x 3.76m (12'4") plus 0.10m (0'4")  
x 0.10m (0'4")

Bedroom 3 2.77m (9'1") x 2.58m (8'5")

Bathroom

WC

Garage





# Floor Plan

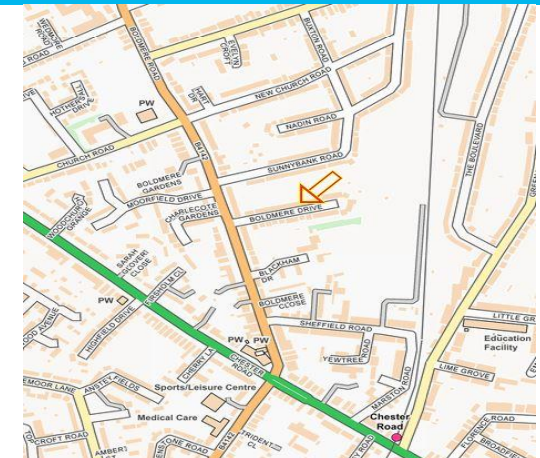
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

## Map Location







### **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: 9th April 2024