

FOR SALE



Churchill Road, Sutton Coldfield

2 Bedrooms, 1 Bathroom, Duplex Flat

Auction Guide Price £85,000





Martin & Co are delighted to bring to market this Split Level duplex flat ideally located for schools, shops and transport links.

- FOR SALE BY MODERN METHOD OF AUCTION
- SPLIT LEVEL DUPLEX FLAT
- TWO BEDROOMS
- SEPARATE LOUNGE, KITCHEN, BATHROOM
- DOUBLE GLAZING / CENTRAL HEATING
- LEASEHOLD 125 Years from 29.1.90
- COUNCIL TAX BAND A

This property is approached via a secure shared entry with stairs leading to the first floor with a front door leading to the reception hallway with a storage cupboard off. There is a fitted kitchen with a range of wall and base units. single drainer sink unit and useful built in storage cupboard off. Continuing through the first floor is a welcoming lounge ideal to relax in. A staircase leads to the second floor with landing providing access to the two bedrooms each with built in wardrobes. There is a bathroom with three piece suite comprising bath, W.C. and wash basin. To the rear of the property is a garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COMMUNAL HALLWAY

HALLWAY

KITCHEN/BREAKFAST ROOM 11' 4" x 6' 11" (3.45m x 2.11m)

LOUNGE 16' 4" x 12' 3" max x 9' 3" min (4.98m x 3.73m max x 2.82m min)

LANDING

BEDROOM ONE 16' 4" x 9' 3" (4.98m x 2.82m)

BEDROOM TWO 11' 4" x 9' 0" (3.45m x 2.74m)

BATHROOM 6' 11" x 5' 6" (2.11m x 1.68m)

REAR GARDEN

INFORMATION TENURE

Martin and Co has been informed that the property is leasehold with a 125 year lease from 29/1/1990 91 years remaining. The service charge is £566.39 per annum with a ground rent of £10 per annum. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.



Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.

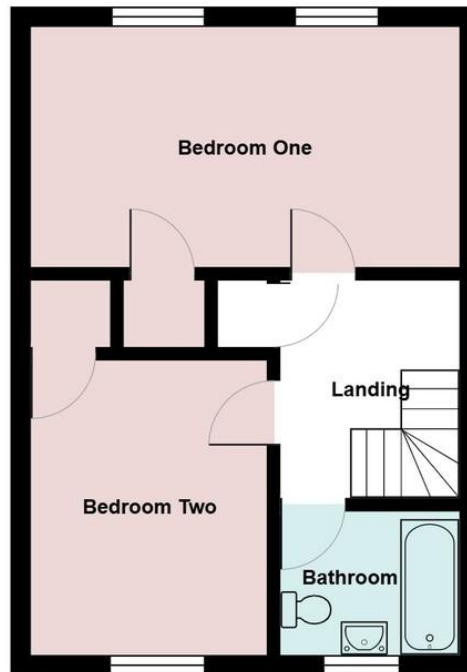
The property is for sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the auctioneer, iamsold Limited.

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 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 £349 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.



Martin & Co Sutton Coldfield

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.