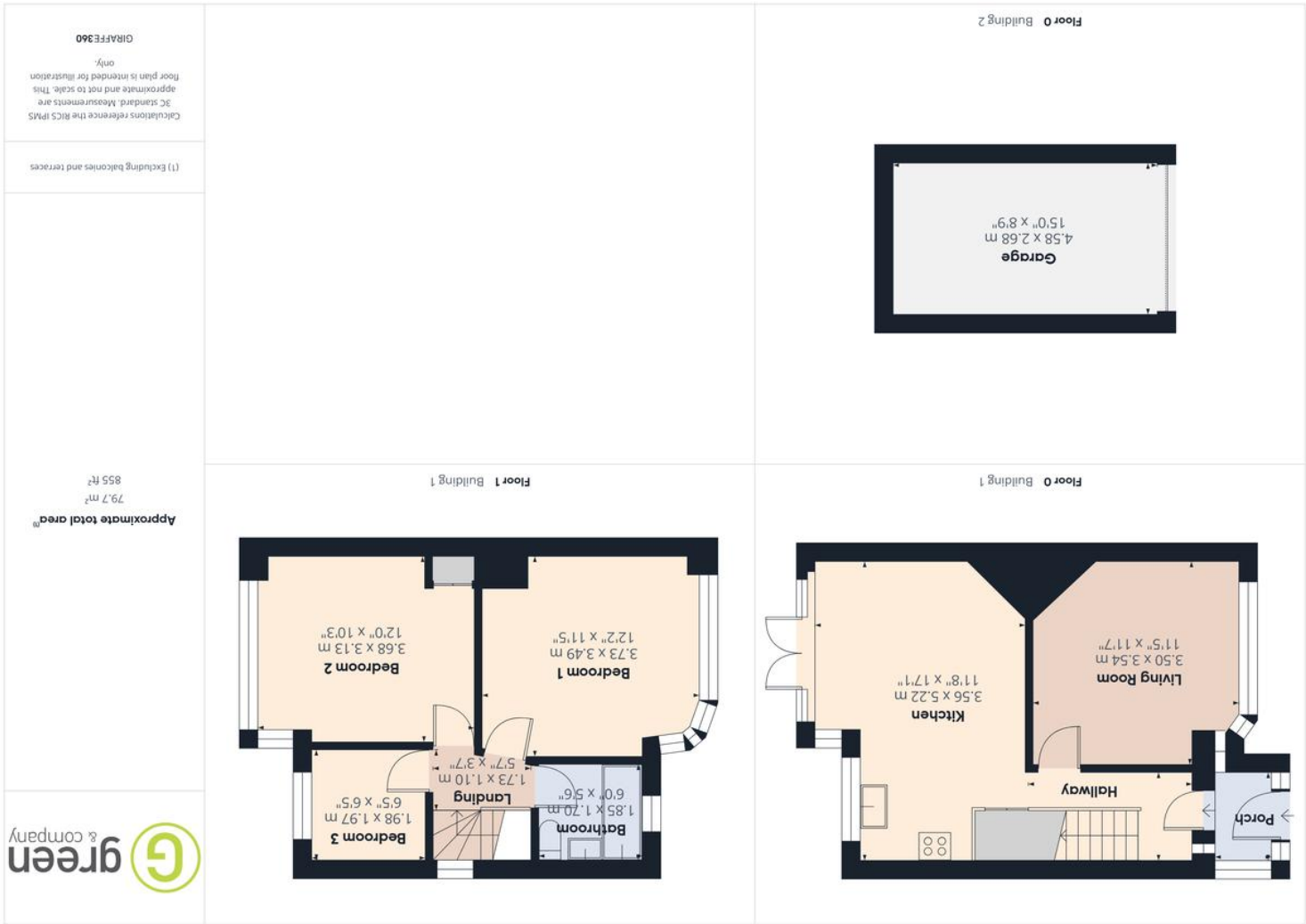
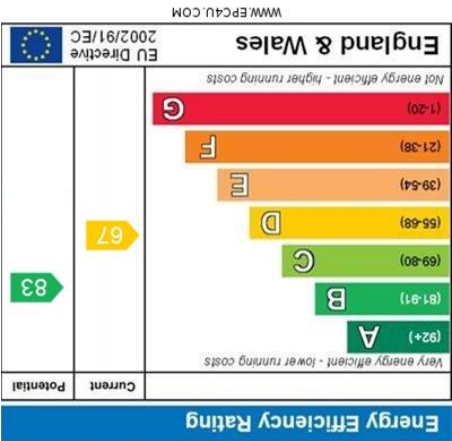


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.

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



Great Barr | 0121 241 4441



- GREAT OPPORTUNITY FOR INVESTORS
- TENANT IN SITUATION (£1100PCM)
- RECESSED GARAGE
- NO UPWARD CHAIN
- BRIGHT AND AIRY THROUGHOUT

Burnham Road, Great Barr, Birmingham, B44 8HU

Auction Guide Price  
£200,000





## Property Description

**DESCRIPTION** Welcome to market this really well presented 3 bed family home on a great residential road with a must see view in the garden. Coming on the market through the modern method of auction is this beautifully kept family home, from the front you have off road parking and access to the recessed garage. The front door leads you in to the wide hallway, from here you can access the lounge. With a large bay window and a comfy feel this room creates a separation between the open plan kitchen/diner and is perfect for late nights or guests! To the back of the house you'll find a great looking kitchen diner with a breakfast bar and immense views over the garden. With its modern and bright design, this is a great space all day long. Upstairs you have 3 sizeable bedrooms and a presentable family bathroom. As shown in the photos the rear bedrooms have amazing views over the garden which is unique to most homes in Great Barr.

This is a must see for investors looking to add or start their own portfolio. If you're interested call now.

**OUTSIDE** To the front is a block paved driveway with side gate to the garage and garden.

**PORCH** Double glazed windows to front, door leading to:-

**HALLWAY** Tiled, gas central heating radiator, double glazed window to porch, ceiling light.

**LIVING ROOM** 11' 5" x 11' 7" (3.48m x 3.53m) Laminated wood flooring, gas central heating radiator, double glazed bay window to front, ceiling light.

**KITCHEN** 11' 8" x 17' 1" (3.56m x 5.21m) Double glazed windows to rear and double glazed doors, tiled flooring, gas central heating radiator, integrated oven, hob and extractor fan, space for washing machine, space for fridge, gas central heating boiler, sink with mixer tap, half tiled splash back walls, wall and base units, ceiling light.

**FIRST FLOOR LANDING** Carpeted, double glazed window to side, ceiling light.

**BEDROOM THREE** 6' 5" x 6' 5" (1.96m x 1.96m) Double glazed window to rear, laminate flooring, ceiling light, gas central heating radiator.

**BEDROOM TWO** 12' x 10' 3" (3.66m x 3.12m) Carpeted, gas central heating radiator, double glazed window to rear, ceiling light.

**BEDROOM ONE** 12' 2" x 11' 5" (3.71m x 3.48m) Double glazed bay window to front, gas central heating radiator, carpeted ceiling light.

**BATHROOM** 6' x 5' 6" (1.83m x 1.68m) Half tiled walls, vinyl flooring, bath with overhead electric shower, double glazed window to front, wash basin, wc, gas central heating towel radiator, ceiling light.

**REAR GARDEN** Patio area with steps down to the garage and steps leading to lawn with fenced surround.

Council Tax Band B - Birmingham

Utility Supply  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - Gas central heating  
Sewerage - Mains

**Flood Risk**  
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

**Predicted mobile phone coverage and broadband services at the property.**  
Mobile coverage for:  
EE, O2, Three and Vodafone - Good outdoor and in-home

**Broadband coverage:-**  
Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.  
Broadband Type = Superfast Highest available download speed 200 Mbps. Highest available upload speed 28 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.  
Networks in your area:- Virgin Media, 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.

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

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 241 4441

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.