Connells

Reddicap Heath Road
Sutton Coldfield

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Sutton Coldfield B75 7ET

for sale guide price
£160,000

Property Description

A well presented two bedroom traditional style semi-detached home located in a much sought after school catchment area. Ideal for an investment buyer. Having entrance porch and entrance hallway, lounge and separate dining/sitting room, modern fitted kitchen, two good sized double bedrooms on the first floor and fitted bathroom. The property has central heating and mainly double glazing, there is a double driveway to the front and a good sized garden to the rear.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Having double glazed door to the front giving access into the entrance porch with double glazed window to the side. Internal single glazed door gives access into the entrance hall.

Entrance Hall

Having stairs to the first floor landing, laminate floor, radiator to wall and door to the lounge.

Lounge

13' 3" x 10' 10" (4.04m x 3.30m)

Having double glazed walk-in bay window to the front, radiator to wall, laminate floor, TV

aerial point, beam effect mantelpiece, feature archway and door gives access into the kitchen.

Kitchen

10' x 7' 5" plus the door recess (3.05m x 2.26m plus the door recess)

Comprising a modern fitted kitchen having fitted base units with work surfaces over, fitted matching wall units, double glazed window to the rear, stainless steel sink and drainer unit, mixer tap over, splash back tiling, integrated electric oven, integrated gas hob, roll edge work surfaces, space and plumbing for a washing machine, space for an under counter fridge, laminate floor, door gives access into dining/sitting room and single glazed door to the side covered area.

Dining/Sitting Room

11' 11" x 8' 7" (3.63m x 2.62m)

Having double glazed patio doors leading to the rear garden, radiator to wall, laminate flooring and picture railing.

First Floor Landing

Having frosted double glazed window to the side and doors give access into the two bedrooms and the family bathroom.

Bedroom 1

13' 4" to include the bay x 13' 4" (4.06m to include the bay x 4.06m)

Having double glazed walk-in bay window to the front, laminate floor, radiator to wall, cupboard to wall housing the wall mounted central heating boiler and providing storage.

Bedroom 2

10' 1" x 8' 8" (3.07m x 2.64m)

Having double glazed window to the rear overlooking the rear garden and radiator to wall.

Family Bathroom

Having panelled bath with electric shower over, wash hand basin, low level flush WC, radiator to wall, laminate floor and frosted double glazed window to the rear.

Outside

Front

Having double driveway providing off-road parking and having gated access to the side covered area and to the rear of the property.

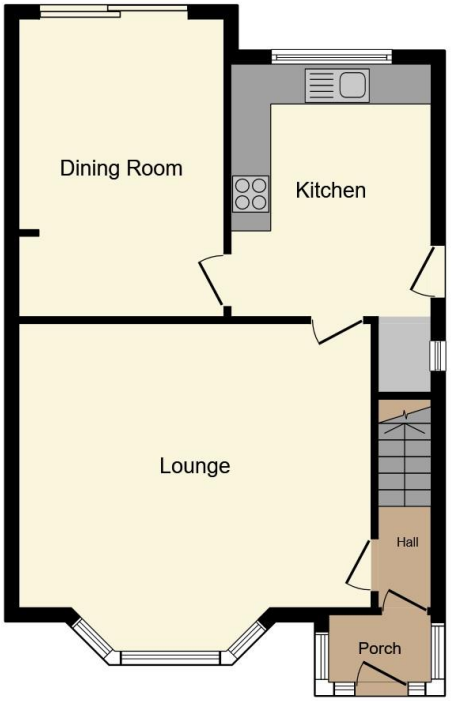
Rear Garden

Having garden laid to lawn, patio area, space for a shed and plants and shrubs.

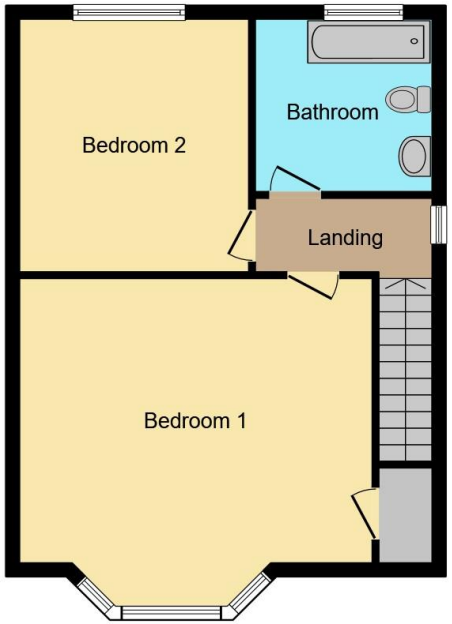
Agent's Note:

The sale of this property is subject to Grant of Probate. Pls seek an update from the Branch with regard to potential time frames involved.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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4/6 High Street
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EPC Rating: D

Council Tax
Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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