



63 Heath Croft Road, Sutton Coldfield, B75 6RN
Auction Guide £650,000



Philip Laney & Jolly Worcestershire welcome to the market 63 Heath Croft Road. Situated in the charming area of Four Oaks Sutton Coldfield. This delightful four-bedroom detached family home offers a perfect blend of spacious living and comfort.

Upon entering, you are greeted by entrance hallway, two spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen includes a utility area, ensuring practicality for daily chores. The ground floor also features a convenient downstairs WC, enhancing the functionality of the home.

The property enjoys four generously sized bedrooms, with the main bedroom benefitting from an ensuite bathroom, offering a private retreat for the homeowners. The additional bedrooms are perfect for family members or guests, ensuring everyone has their own space.

Outside, the large garden presents an excellent opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The two garages and ample parking provide secure and convenient off-road parking.

This home is situated in a desirable location, making it an ideal choice for families seeking a peaceful yet accessible neighbourhood. With no onward chain, this property is ready for you to move in and make it your own. The combination of gas central heating and double glazing ensures comfort throughout the seasons.

In summary, this four-bedroom detached house in Heath Croft Road is a wonderful opportunity for those looking for a spacious and well-equipped family home in a sought-after area. Don't miss the chance to view this exceptional property.

EPC: C Council Tax Band: G Tenure: Freehold

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Hall

The hallway is welcoming and spacious, providing access to the main rooms and the staircase to the first floor. It features neutral carpets and walls that complement the traditional style of the home.

Living Room

The living room is a spacious and inviting area, featuring sliding patio doors that overlook the garden and fill the room with natural light. The room is neutrally carpeted and decorated in soft tones, creating a warm and comfortable space perfect for relaxing or entertaining.

Dining Room

This dining room enjoys plenty of natural light from a large front-facing window. Perfect for family meals and entertaining guests, it benefits from carpet flooring and double, radiator and double glazing





Study

The study is a peaceful room with a large window to the rear, allowing natural light to fill the space. It has a neutral carpet and walls, offering a perfect quiet workspace or reading room.

Kitchen/Breakfast Room

The kitchen/breakfast room is practical and well-proportioned, with light wood cabinetry and ample storage above and below the worktops. A window overlooking the garden lets in natural light, while the space comfortably accommodates a small dining table for casual meals. A door leads to the adjoining utility room, adding convenience. The kitchen benefits from space for a under counter fridge, freestanding cooker and a useful storage cupboard

Utility Room

The utility room is a useful addition to the property providing space and plumbing for a washing machine and dryer, stainless steel sink and drainer, wall and base units and two double glazed windows. The utility gives access to both the single garage and the garden via separate doors.

Bedroom 1

Bedroom 1 is a generous double room featuring built-in wardrobes that offer ample storage along one wall. The large double glazed window allows plenty of natural light and also benefits from a ensuite providing a walk in shower, jacuzzi style bath, wash hand basin and WC

Bedroom 2

Bedroom 2 is a spacious double room with fitted wardrobes providing good storage. The large double glazed window allows natural light to fill the room

Bedroom 3

Bedroom 3 is a comfortable single room with a double glazed window. It features fitted wardrobes with carpet flooring, making it a cosy space.

Bedroom 4

Bedroom 3 is a smaller single room, featuring a double glazed window to the rear garden and carpet flooring

Bathroom

The main bathroom is fully tiled in neutral cream shades and features a corner bath alongside a separate shower cubicle, a toilet, and a wash basin with vanity storage beneath. A frosted window provides natural light and privacy.

Rear Garden

The rear garden is a generous expanse of lawn bordered by mature trees and shrubs, creating a private and tranquil outdoor space. A paved patio area adjacent to the house offers an ideal spot for outdoor dining and relaxing while overlooking the beautifully maintained garden.

Agents Note

Agents Note - The property is being offered for sale by a connected person related to one of the members of staff of Philip Laney & Jolly Worcester and they are therefore 'connected persons' under the terms of the Estate Agents Act 1979 (as previously amended)

COUNCIL TAX BIRMINGHAM

We understand the council tax band presently to be : G
BIRMINGHAM COUNCIL
<https://www.tax.service.gov.uk/check-council-tax-band/property/a2777bf0-dc9d-f30f-f8ff-5365280b280>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Tenure Freehold

We understand that the property is offered for sale Freehold.

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

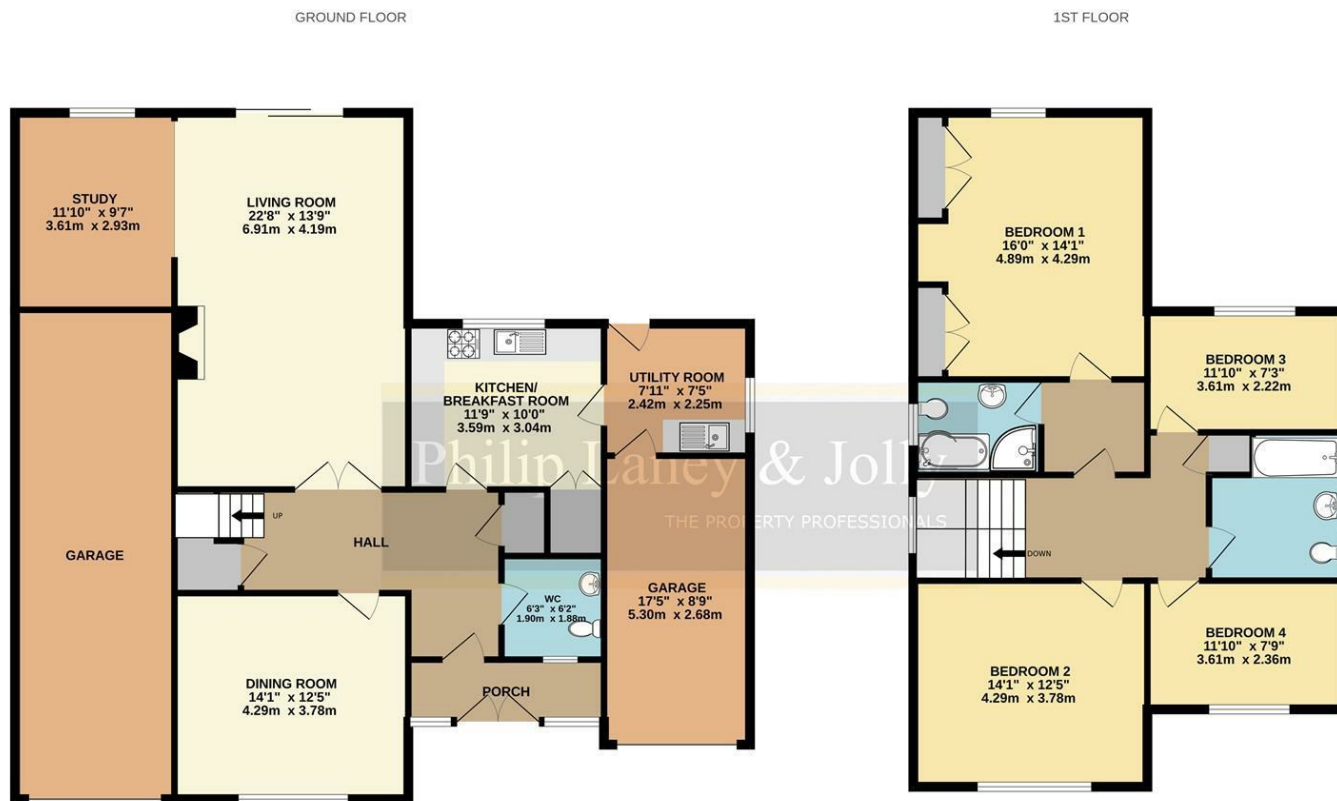
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband

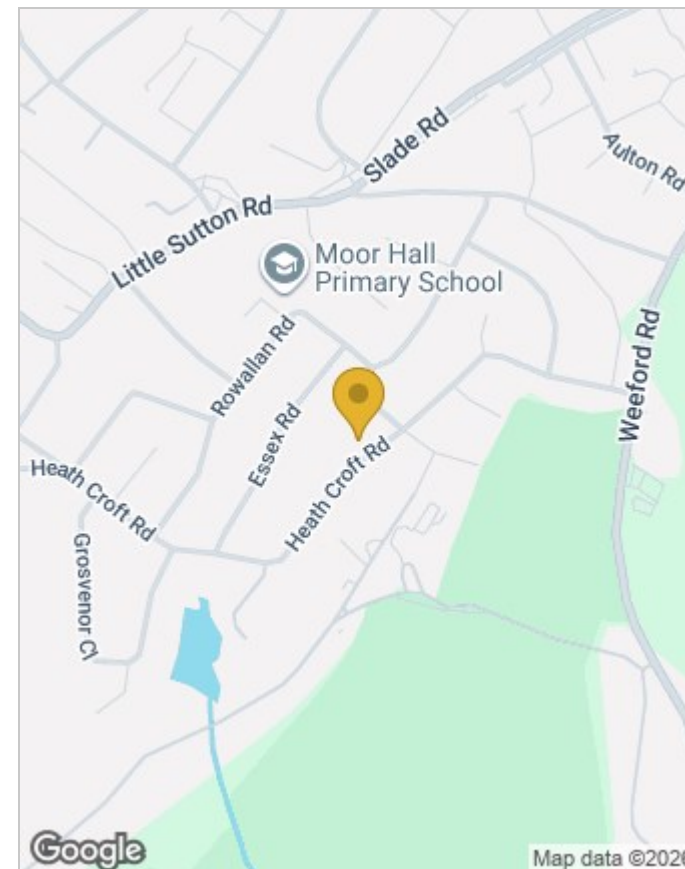
We understand currently Full Fibre Broadband is available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker/my-products>



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	77
		EU Directive 2002/91/EC	

Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.