

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

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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.  
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.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	63 D	
69-80	C		
81-91	B		84 B
92+	A		

Four Oaks | 0121 323 3323



- Modern Method Of Auction
- Auction Guide Price £280,000
- Large Driveway
- 2 Formal Reception Rooms
- Kitchen
- 3 Bedrooms

Whitehouse Common Road, Sutton Coldfield, B75 6HB

**Auction Guide Price  
£280,000**

## Property Description

\*\*\* DRAFT DETAILS A WAITING VENDOR APPROVAL \*\*\*

For sale by Modern Method of Auction: Starting Bid Price £280,000 plus Reservation Fee.

Occupying a highly sought after location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping leisure facilities at Sutton Coldfield town centre. Approached via a large driveway to the front the home is entered via an enclosed porch leading to a hallway with guest WC, a reception room to the front, an extended kitchen and lounge diner, on the first floor there are three bedrooms and a family bathroom and a large garden to the rear.

HALLWAY

GUEST WC

FRONT RECEPTION ROOM 13' 6" x 9' 11" (4.11m x 3.02m)

LOUNGE 11' 1" x 12' 3" (3.38m x 3.73m)

DINING AREA 10' x 8' (3.05m x 2.44m)

KITCHEN 21' 7" max x 8' 3" max x 5' 9" min (6.58m max x 2.51m max x 1.75m min)

BEDROOM ONE 11' 1" x 12' 5" (3.38m x 3.78m)

BEDROOM TWO 9' 11" x 9' 11" (3.02m x 3.02m)

BEDROOM THREE 10' 8" x 5' 11" (3.25m x 1.8m)

BATHROOM

Council Tax Band C Birmingham City Council

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.

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

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300.00 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.

Referral Arrangements

The Partner Agent and the Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. The Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

