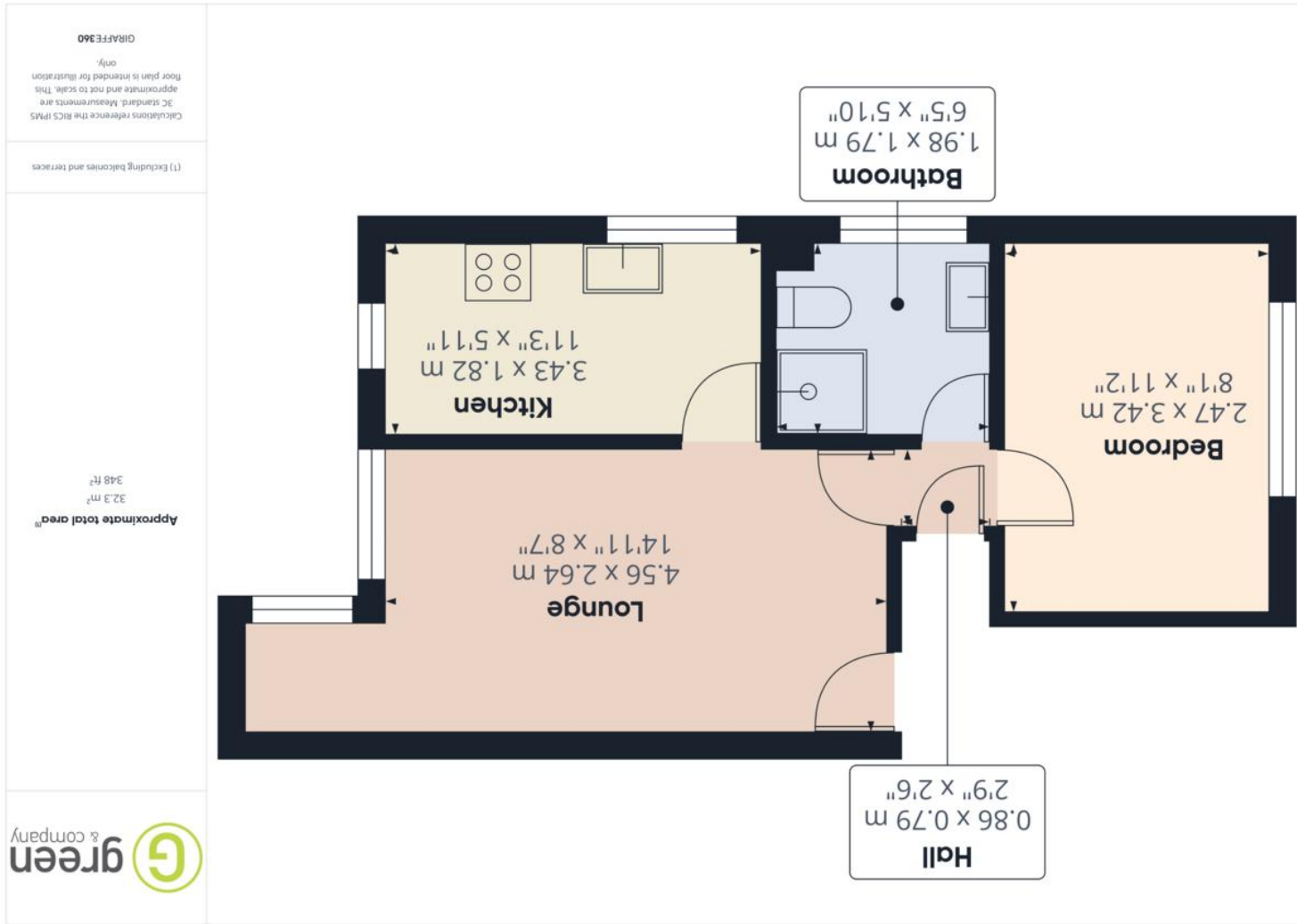


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



**LEGAL READY**

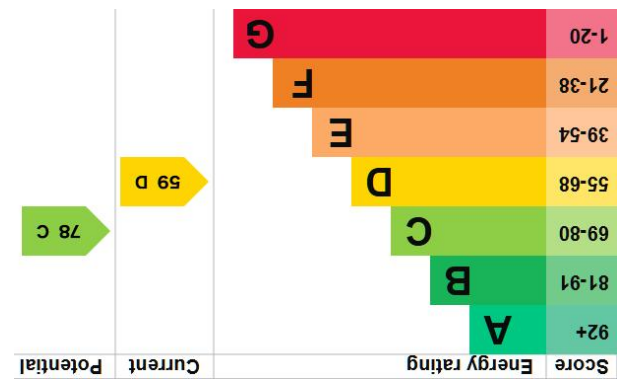
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Conveyor.



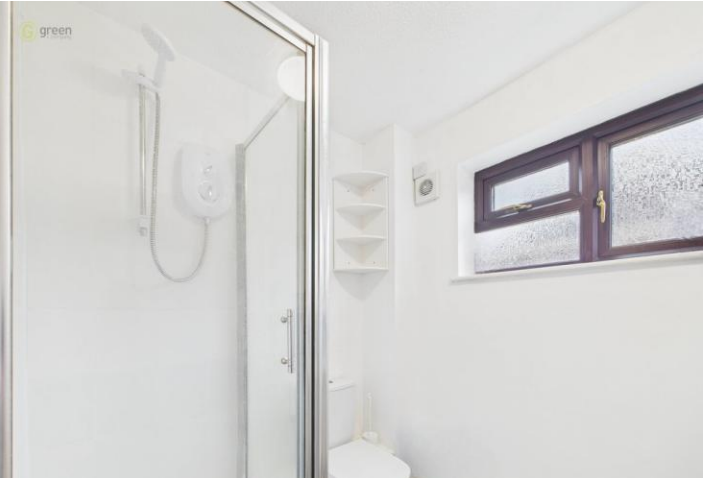
Boldmere | 0121 321 3991



- TENANTED AT £850PCM WITH LETTINGS MANAGEMENT FEE OF 8% PLUS VAT
- SIZEABLE LOUNGE
- DOUBLE GLAZED
- PERFECT INVESTMENT PROPERTY
- FITTED KITCHEN & MODERN BATHROOM

Chester Road, Sutton Coldfield, B73 5BS

Auction Guide Price  
 £80,000



## Property Description

FOR sale via modern method of auction

**\*\*Charming Ground Floor One-Bedroom Flat on Chester Road – Perfect for Young Professionals!\*\***

Discover this fantastic first-time purchase opportunity in a convenient and popular location. This ground floor one-bedroom flat on Chester Road offers an ideal space for a young professional looking to create a cosy, personalised home.

The spacious lounge features wood-effect flooring, providing a warm and inviting atmosphere - perfect for relaxing after a busy day. The fitted kitchen is ready for your culinary touch, with plenty of room for you to add your own style and appliances. The bedroom boasts soft carpeted floors, creating a comfortable retreat, while the bathroom includes a modern shower cubicle, sink, and toilet.

Built-in storage makes organising your belongings easy and efficient, and double-glazing ensures peace and quiet. Electric heating adds to the comfort and ease of maintenance.

Located close to Chester Road train station and New Oscott shops, you'll enjoy excellent transport links and local amenities at your doorstep. Whether you're starting out or looking to invest, this property offers a blank canvas for your personal touches. Don't miss out on making this lovely flat your new home!

TO THE FRONT Communal front garden to building, follow the path left to the front door into:-

PORCH AREA Which leads into:-

LOUNGE Having wood effect floors, window to front, electric heater, door to little hall, door to kitchen and door to storage cupboard.

KITCHEN Having a range of wall and base units with work surfaces over, window and wood effect floors.

INNER HALL With doors to bedroom, storage and bathroom.

BATHROOM Having a suit comprising; WC, sink, shower cubicle with electric shower and wood effect flooring.

BEDROOM Having carpeted flooring, electric heater and window overlooking rear communal gardens.

Council Tax Band A Birmingham City Council

Utility Supply  
Electric - Mains  
Gas - N/A  
Water - Mains  
Heating - Storage heaters  
Sewerage - Mains

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

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:  
EE - Good outdoor, variable in home  
O2, Three, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 51 Mbps. Highest available upload speed 14Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Virgin Media, Openreach, CityFibre

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 leasehold with approximately 56 years remaining. Service Charge is currently running at £350 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £70 per annum and is reviewed (to be confirmed). 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 Solicitors 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 321 3991

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.