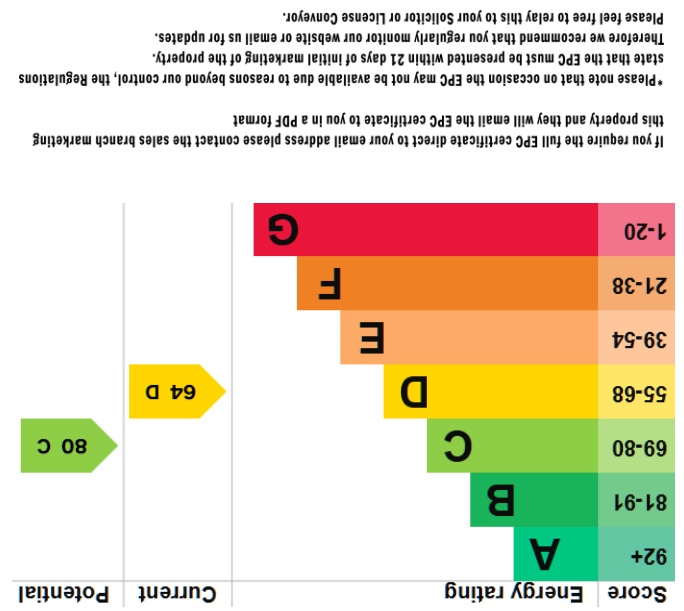


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE. THIS IS AN APPROXIMATE



Great Barr | 0121 241 4441



- MODERN METHOD OF AUCTION
- INVESTMENT OPPORTUNITY
- CLOSE TO TRANSPORT LINKS
- DOUBLE GARAGE WITH REAR ACCESS
- GREAT RESIDENTIAL AREA

Bowstoke Road, Great Barr, Birmingham, B43 5EA

Auction Guide Price
£170,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

On the market now is this great investment opportunity. It's a 3 bed semi-detached home just off the Newton Road with a large double garage with rear access. Inside you will find a large through lounge accentuated by the front bay windows, leaving the room with an airy family feel. Exploring further you will find a cosy kitchen with views over the garden followed by access to the side passage which could easily be altered to fit your requirements. To the front you have tidy front garden with a potential to create additional off road parking. This property is a great opportunity for those looking for a 'fixer upper' in a great residential area or investors looking for their next property. Call or email to office now to get a viewing booked as soon as.

OUTSIDE To the front is a brick wall with gate leading to pathway to front door, lawned, side access to rear of the property.

PORCH Double glazed windows to front, door into:-

HALLWAY Double glazed windows to front, laminate wood flooring, ceiling light, gas central heating radiator.

THROUGH LOUNGE 23' 10" x 10' 0" (7.26m x 3.05m) Having double glazed bay window to front, double glazed window to rear, door to garden, gas fireplace, carpeted, ceiling light, gas central heating radiator.

KITCHEN 9' 0" x 6' 0" (2.74m x 1.83m) Having double glazed window to rear, wall and base units, space for washing machine, space for oven, sink with mixer tap, half tiled splash backs, tiled flooring, ceiling light, gas central heating radiator, access to side passage / utility.

REAR GARDEN Slabbed patio leading to lawn, fence surround, rear of the garden there is a double garage with rear access.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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

BATHROOM 8' 11" x 5' 9" (2.72m x 1.75m) Bath with taps and shower over, double glazed windows to rear and side, wc, hand wash basin, carpeted, gas central heating radiator, ceiling light.

BEDROOM ONE 11' 5" x 9' 11" (3.48m x 3.02m) Double glazed window to rear, carpeted, ceiling light, built-in wardrobe, gas central heating radiator.

BEDROOM TWO 12' 3" x 9' 0" (3.73m x 2.74m) Carpeted, double glazed bay window to front, ceiling light, carpeted, gas central heating radiator.

BEDROOM THREE 7' 7" x 7' 0" (2.31m x 2.13m) Carpeted, double glazed window to front, gas central heating radiator and ceiling light.

Council Tax Band C - Sandwell

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage for:

EE and Three - Good outdoor and in-home

O2 and Vodafone - Good outdoor

Broadband coverage:-

Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 256 Mbps. Highest available upload speed 39 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- 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

*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.

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.