



- Three bedrooms
- Wet room with white suite
- Through lounge/dining room
- Breakfast kitchen
- Garage
- Mature rear garden
- No upward chain
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply



**NICHOLAS ROAD, STREETLY, B74 3QR - AUCTION GUIDE £210,000**

This freehold, semi-detached family home, in need of modernisation, is set in a popular location within Streetly, close to well regarded schooling a local shopping facilities. Having Sutton Park close by, together with local bus services, the property is also well placed for excellent road links, including the Midlands motorway network. Having pvc double glazing and storage heating (both where specified), the accommodation briefly comprises porch, reception hall, through lounge/dining room, breakfast kitchen, three bedrooms, wet/shower room, garage and a mature rear garden. To fully appreciate the scope and potential on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway with fore garden, access to the property is gained via a pvc double glazed multi-locking front door into:

**RECEPTION HALLWAY:** Obscure double glazed window to side, glazed door to:

**THROUGH LOUNGE/DINING ROOM:** 24'1" x 10'3" max / 8'7" min Pvc double glazed bay window to front, double glazed sliding doors to rear, coal effect feature fireplace having tiled hearth and rustic brick surround, contemporary mantle over, display shelving, storage heater.

**BREAKFAST KITCHEN:** 11'8" x 9'11" max / 7'3" min Pvc double glazed window to rear with obscure pvc double glazed door to rear, stainless steel sink/drainer unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, space for cooker, plumbing for washing machine, space for breakfast table, alcove into potential utility/storage area.

**STAIRS TO LANDING:** Storage heater.

**BEDROOM ONE:** 11'2" x 10'5" Pvc double glazed window to rear, space for double wardrobe and dresser.

**BEDROOM TWO:** 12'8" x 8'4" Pvc double glazed window to front.

**BEDROOM THREE:** 10'4" x 9'7" Pvc double glazed window to front.

**WET ROOM:** 8'8" x 8'1" Obscure pvc double glazed window to rear, white suite comprising wet area with glazed panel enclosure, tiled floors and walls, wash hand basin, low level wc, storage heater, useful storage cupboard with hot water tank, display/storage unit.

**GARAGE:** (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Patio area leading to lawn, shielded by a variety of shrubs, bushes and trees.

This property is for sale by the 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 (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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This 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 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 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. Where 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.

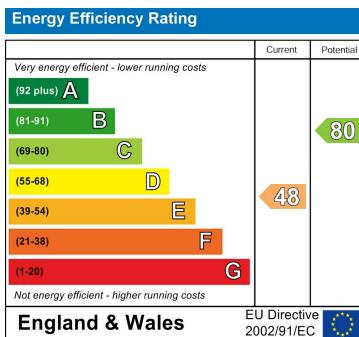


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 323 3088



Nicholas Road Streetly, Sutton Coldfield,



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.