



Connells

Bigwood Drive
Sutton Coldfield

Bigwood Drive Sutton Coldfield B75 7PT

for sale guide price
£240,000



Property Description

A three bedroom, double fronted mid town house, in a cul-de-sac location, within a much sought after school catchment area, OFFERED WITH NO CHAIN. Having driveway to the front, entrance hall, dual aspect family lounge, separate dining/kitchen, three good sized first floor bedrooms and refitted family bathroom, garden to rear, central heating and double glazing. Ideal family home, located close to local amenities and shopping facility.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The

documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Having double glazed door to the front giving access into the entrance hall, stairs to the first floor landing, door gives access into the lounge.

Family Lounge

11' 11" maximum x 18' 11" plus the door recess (3.63m maximum x 5.77m plus the door recess)

Being a dual aspect family lounge, having double glazed window to the front and double glazed patio doors to the rear garden, feature fireplace with gas fire facility, radiator to wall, telephone point, TV aerial point, coving to ceiling and door gives access into kitchen.

Kitchen

18' 11" maximum x 11' 2" maximum (5.77m maximum x 3.40m maximum)

Comprising a refitted kitchen, having fitted base units with roll edge work surfaces over, matching upstand, fitted matching wall units, double glazed window to the rear overlooking the rear garden, sink and drainer unit with mixer tap over, integrated electric oven, integrated gas hob with built-in cooker hood and extractor fan over, space and plumbing for a washing machine, space for a drier, integrated fridge and freezer, door gives access to the rear garden, floor tiling, dining area with space for a table and door off to useful understairs storage cupboard.

First Floor Landing

Having two frosted double glazed windows to the rear, overlooking the rear garden, radiator to wall, spotlights to ceiling, laminate flooring and loft access, doors off to the three bedrooms and the family bathroom.

Bedroom 1

12' 9" x 11' 10" maximum (3.89m x 3.61m maximum)

Having double glazed window to the front, radiator to wall and laminate flooring.

Bedroom 2

12' 7" x 8' plus the walkway (3.84m x 2.44m plus the walkway)

Having double glazed window to the front, radiator to wall and laminate flooring, door to a storage cupboard which has a double glazed window to the front and has a power point.

Bedroom 3

10' 8" x 9' 7" (3.25m x 2.92m)

Having double glazed window to the rear, radiator to wall and laminate flooring, cupboard to wall housing the wall mounted boiler.

Family Bathroom

Having panelled bath with central mixer tap over, separate shower cubicle with rainfall and hand-held shower facility over, vanity wash hand basin with cupboard under, extractor fan, wall mounted heated towel rail radiator, part tiling to wall and tiled flooring.

Outside

Front

Having garden to the front with hard standing parking area.

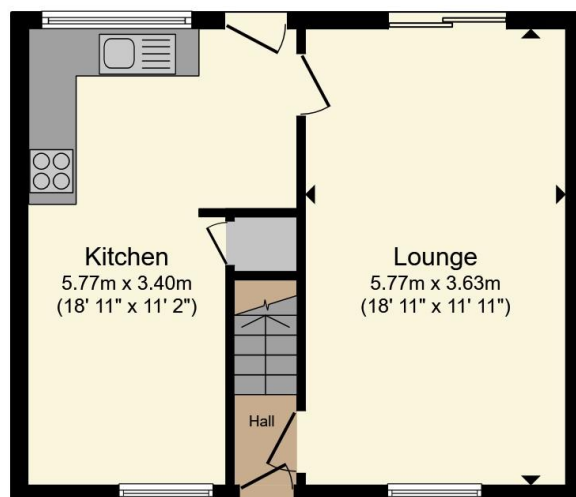
Rear Garden

Having patio area, fencing to perimeter and various trees and shrubs.

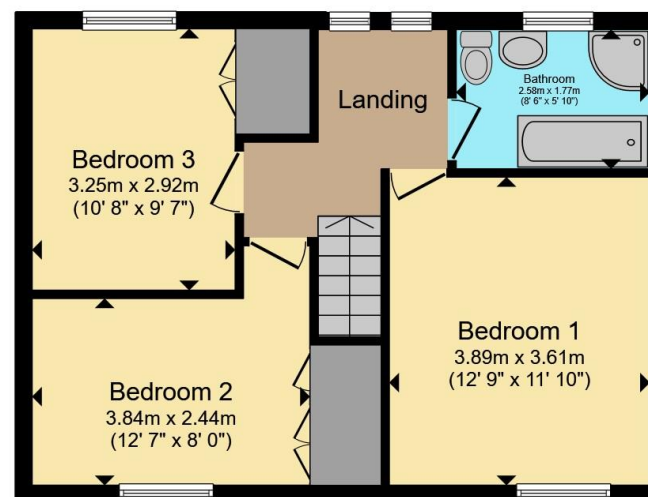








Ground Floor



First Floor

Total floor area 84.6 m² (911 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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4/6 High Street
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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/SCO311501



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