



Auction Guide £280,000

The Greenway, Marston Green, Birmingham, B37 7DW

** GREAT SIZE PROPERTY ** CUL-DE-SAC LOCATION ** GRANNY FLAT ** GRANNY ANNEX **

** ACTION SALE ** AUCTION FEES APPLY **

This semi-detached property is very deceiving, the property is like a TARDIS once inside. Overall the property has the benefit of SIX BEDROOMS, THREE BATH/SHOWER ROOMS, THREE KITCHENS and THREE/FOUR RECEPTION ROOMS, or you can re-configure to create your own style family home. Currently there is a SEPARATE GRANNY ANNEX which comprises of a kitchen, lounge, double bedroom with fitted wardrobes and a shower room. The Granny flat comprises of a kitchen, partly open plan lounge and bedroom area , and a walk in shower room. The main building consists of an open plan porch/hallway/lounge and dining room, which is also partly open to the kitchen area. To the first floor of the main house there is a landing area, FOUR BEDROOMS (three doubles and a single) the main bedroom has a walk in dressing area. There is also a family bathroom in the main house area. The side/rear garden area is shared between the main house, granny flat, and separate granny annex. Great purchase for a large family or someone looking for rental potential due to all areas having their own access via the rear garden. Energy Efficiency Rating:- D

Front Garden

Block paved driveway providing off road parking for multiple vehicles, secure key access Wrought Iron gate allowing direct access to the side/rear garden area.

MAIN BUILDING

Canopied Porch Area

Canopied shelter over the entrance area, wall mounted lantern style light, and a double glazed door allowing access to:-

Open Plan Entrance Porch, Hallway, Lounge & Dining

18'11" x 10'10" max 6'10" min + 13'3" x 6'3" (5.77m x 3.30m max 2.08m min + 4.04m x 1.91m)

Double glazed windows to the front situated in the original porch/hallway area, and a further one in the lounge area. Three radiators each situated in the original areas, wood effect flooring and stairs rising to the first floor landing area with a storage cupboard below. Open plan to the side into:-

Kitchen

10'4" x 9'3" (3.15m x 2.82m)

Range of white high gloss effect wall mounted and floor standing base units with a butchers block effect work surface over incorporating a stainless steel effect oval design sink and drainer unit with an ornate mixer tap over. Appliances built in consist of an under unit Smeg dishwasher, larder style fridge/freezer, and a Beko electric oven with a microwave above. Slate effect partly tiled walls with a chrome effect trim, and tiling to the floor area. Under stairs storage cupboard housing the utility meters, built in dog cage below the work surface to one wall, double glazed window to the side, and a double glazed door also to the side leading into the side/rear garden area.

FIRST FLOOR MAIN BUILDING

Landing

Double glazed window to the side, storage cupboard housing the boiler and doors to:-

Bedroom One

10'7" x 9'10" (3.23m x 3.00m)

Double glazed window to the front, radiator, fan light to the ceiling and a decorative coving finish also to the ceiling area. Sliding mirror fronted doors giving access to:-

Dressing Area

9'2" x 5'1" (2.79m x 1.55m)

Double rails to one wall with a partly started shower area (tiling to the walls only)

Bedroom Two

13'10" max 10'10" min x 8'7" (4.22m max 3.30m min x 2.62m)

Double glazed window to the rear, radiator, wood effect flooring, and a decorative coving finish to the ceiling area.

Bedroom Three

13'10" x 7'2" (4.22m x 2.18m)

Double glazed window to the side, radiator, and a decorative coving finish to the ceiling area.

Bedroom Four/Office

8'11" max 6'5" min x 6'3" (2.72m max 1.96m min x 1.91m)

Double glazed windows to the front and to the side, radiator, plumbing for a washing machine (currently used as a utility area) , and exposed floor boards.

Bathroom

8' x 6'1" (2.44m x 1.85m)

Suite comprised of a P-shaped panelled bath with a curved design shower screen and boiler fed shower over. Concealed low flush WC and a wash hand basin inset to a floating design vanity unit providing storage below. Tiling to the wall areas, further tiling to the floor area, and a ladder style radiator situated over the bath. Spotlights inset to the ceiling area incorporating an extractor to the bath area, and a double glazed window to the side.

OUTSIDE

Rear/Side Garden

Mixture of materials creating a patio area to the main house, granny flat, and the separate granny annex area. Raised low wall retaining garden laid mainly to lawn with mature shrubbery and flower bed borders. Wall mounted lantern style lights to the granny flat and separate granny annex entrance areas. Security light to the main building, outside tap and a secure key access Wrought Iron gate to the front driveway area. Further garden area to the rear of the property via steps leading to the timber shed storage. Workshop area incorporated within the main garden with a roller access door area, the work shop has a stone cast exterior and is approximately 12' x 11'5"

GRANNY FLAT

Kitchen

10'3" x 6'10" (3.12m x 2.08m)

Range of white high gloss effect wall mounted and floor standing base units with a work surface over and matching up-stands in place of tiles. Stainless steel effect sink and drainer unit with a mixer tap over, appliances built in consist of a White Knight tumble drier, and a Hotpoint dishwasher. Plumbing for a washing machine, wall mounted boiler, and a central ceiling light. Double glazed Velux style window to the rear, radiator, double glazed window to the side and a double glazed door to the side giving access to/from the rear/side garden area. Partly glazed bi-fold door allowing access to:-

Lounge

13'10" x 13'4" max 8'4" min (4.22m x 4.06m max 2.54m min)

Double glazed sliding patio doors to the side allowing access to/from the rear/side garden area. Radiator, wood effect flooring, decorative coving finish to the ceiling area. Open plan to the bedroom area and further bi-fold doors allowing access to the shower room.

Bedroom

12' x 7'5" (3.66m x 2.26m)

Radiator, decorative coving finish to the ceiling area, fitted



wardrobes consisting of two doubles and a single corner unit. The bedroom wall is the adjoining wall to the main properties dining room area, so you could re-incorporate the granny flat area as part of the main building.

Shower Room

6'9" x 5'10" (2.06m x 1.78m)

Suite comprised of a walk in shower area with mosaic design tiling tot he floor area, also housing an electric shower and has the benefit of a concertina shower screen to one side. Low flush WC, and a wall mounted wash hand basin. Tiling to the walls, tiling to the floor area, radiator, and an extractor fan to the outer wall area. Central ceiling light, four wall mounted storage cupboards, two further mirror fronted corner storage cupboards, and a double glazed window to rear.

SEPARATE GRANNY ANNEX

Entrance Area

Canopied entrance area providing shelter over the double glazed door leading from the side/rear garden area into :-

Kitchen

7'4" x 5'8" (2.24m x 1.73m)

Range of wall mounted and floor standing base units with a work surface over incorporating a sink and drainer unit with a mixer tap over. Space for a cooker with an extractor over, plumbing for a dishwasher. partly tiled walls, double glazed window to the front, and a double glazed door to the rear allowing access to/from the side/rear garden area. Bi-fold partly glazed door to:-

Lounge

11'10" x 9'8" (3.61m x 2.95m)

Double glazed window to the front, decorative coving finish to the ceiling area, and a radiator. Door allowing access to:-

Bedroom

9'8" x 7'7" (2.95m x 2.31m)

Double glazed window to the rear, radiator, decorative coving finish to the ceiling and fitted wardrobes to one wall with three mirror sliding doors for access. Door to the side into:-

Shower Room

7'7" x 5'9" (2.31m x 1.75m)

Suite comprised of a tiled shower cubicle with a pivot access door, and boiler fed shower inset. Low flush WC and a wash hand basin with an ornate mixer tap over both inset to matching units providing storage below the wash hand basin area. Radiator, decorative coving finish, and a further storage cupboard. Decorative coving finish to the ceiling area, loft access hatch area and a double glazed window to the rear.

AUCTION INFORMATION

This property is for sale by Traditional Auction. The buyer and seller must Complete within 56 days. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

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.

Please note: The seller is a registered social landlord and is therefore prohibited from selling a property to anyone who is an employee or Director of the seller, or was in the last 12 months an employee or Director, or is a close relative of such a person or an agent on their behalf.

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.

