



Cookesley Close, Great Barr  
Birmingham, B43 7LD

Guide Price £170,000



# Great Barr

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Cookesley Close is an attractive and larger style three bedroom semi detached property, situated on the popular Pheasey Estate in Great Barr and within the catchment area of good schools with excellent public transport links. Approached via a shared driveway with adjacent front lawn and leading to a secure front porch and recessed garage.

Briefly comprises; front lounge, sliding door to dining room and patio door to garden. Fitted kitchen, extended lean to/utility. Three bedrooms and bathroom. Good sized garden and access to garage. Also benefits from double glazing, central heating with the boiler being approximately five years old.

This property is for sale by Modern Method of Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. The purchaser will have 56 working days to exchange and complete once the draft contract has been issued by the vendors solicitor. Allowing the additional time to exchange and complete on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee. The fee will be a fixed fee including the Vat, this secures the transaction and takes the property off the market. The buyer will be required to agree to our terms and conditions prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found on the online Auction website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is typically no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, which is operated by GOTO Auctions

This property is for sale by Online Auction which is a flexible and buyer friendly method of purchase. The purchaser will not be exchanging contracts on the fall of the virtual hammer but will be given 56 working days in which to complete the transaction, from the date the Draft Contract are issued by the seller's solicitor. By giving a buyer time to exchange contracts on the property, means normal residential finance can be arranged.

The Buyer's Premium secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign a Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Info Pack which can be downloaded for free from our website or requested from our Auction Department. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Buyers Premium of £6000 including VAT plus an administration charge of £354 including VAT, a total of £ 6,354. This secures the transaction and takes the property off the market. The Buyer's Premium and administration charge are in addition to the final negotiated selling price.

## CASH BUYERS ONLY

Being Sold by Online Auction

Buy-it-Now option available







## Property Specification

THREE BEDROOM LARGER STYLE SEMI DETACHED  
NO UPWARD CHAIN  
SHARED DRIVEWAY AND RECESSED GARAGE  
MODERNISATION REQUIRED  
CASH BUYERS ONLY

### Porch

Hallway 12' 2" x 5' 11" (3.7m x 1.8m)

Lounge 12' 2" into bay x 11' 6"  
(3.7m x 3.5m)

Dining Area 13' 9" x 10' 6" (4.2m x 3.2m)

Kitchen 10' 6" x 6' 11" (3.2m x 2.1m)

Lean To/Utility Area 8' 10" x 5' 11" (2.7m x 1.8m)

Landing Area 7' 10" x 7' 10" (2.4m x 2.4m)

Bedroom One 14' 5" into bay x 9' 10" (4.4m x 3.0m)

Bedroom Two 11' 10" x 9' 10" (3.6m x 3.0m)

Bedroom Three 8' 10" x 7' 10" (2.7m x 2.4m)

Bathroom 6' 7" x 5' 11" plus storage space  
(2.0m x 1.8m)

Recessed Garage

Rear Garden

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 5th November 2020

### Viewer's Note:

Services connected: Gas, Electric, Water and Drainage.

Council tax band: C

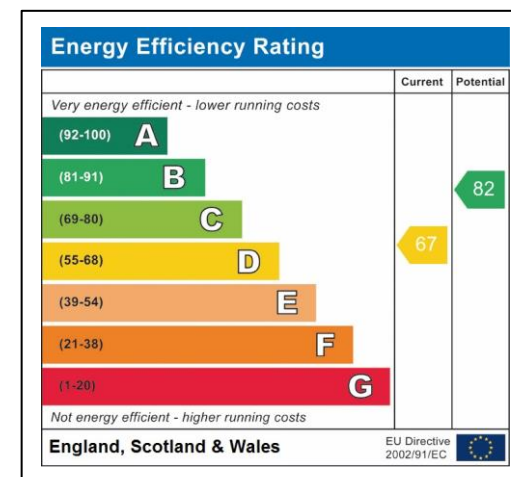
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating



## Map Location

