





## Auction Guide £250,000

### Squires Croft, Sutton Coldfield, B76 2RY

**\*\* AUCTION SALE \*\* AUCTION FEES APPLY \*\* LINK-DETACHED PROPERTY \*\* GARAGE \*\***

This property is situated in a cul-de-sac location and is being sold via the "Modern Method of Selling" and is being offered with NO UPWARD CHAIN. The LINK-DETACHED property offers a driveway to the front of the DETACHED GARAGE, and a front garden area. Internally the property offers an entrance porch which is open plan to the entrance hallway, kitchen to the front, and a lounge to the rear. To the first floor here are THREE BEDROOMS and a bathroom. The property is situated on a corner plot so benefits from a rear and side garden area. Energy Efficiency Rating:- Awaiting

#### 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.

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.

#### Front Garden

Open borders to the front and to either side of the garden laid mainly to lawn with a paved pathway to the front and a further paved pathway across the front of the property leading to the side garage area. Fence border to the rear garden with an access gate directly from the front garden area. UPVC door situated on a side angle allowing access to:-

#### Entrance Porch

**6'1" x 3'11" (1.85m x 1.19m)**

Double glazed window to the front, open plan to:-

#### Entrance Hallway

**8'11" x 6'1" (2.72m x 1.85m)**

Stairs rising to the first floor landing area with an open space below, radiator, decorative coving finish to the ceiling and doors to:-

#### Lounge

**18'3" x 12'4" max 10'6" min (5.56m x 3.76m max 3.20m min)**

Double glazed window to the rear, radiator, decorative coving finish to the ceiling, and two decorative ceiling roses. Decorative wood effect fireplace with a stone effect back oer hearth and a set of double glazed sliding patio doors to the rear allowing access to/from the rear garden area.

#### Kitchen

**11'8" x 10'9" (3.56m x 3.28m )**

Range of wall mounted and floor standing base units with a work surface over incorporating a stainless steel effect sink and drainer unit with a mixer tap over. Partly tiled walls, tile effect flooring, plumbing for a washing machine, further plumbing for a dishwasher. Wall mounted boiler, double glazed window to the front and a double glazed door to the side allowing access to the rear garden area.

#### FIRST FLOOR







### Landing

Double glazed window to the side, and a storage cupboard.

### Bedroom One

10'11" x 9'11" (3.33m x 3.02m)

Double glazed window to the rear, radiator, and fitted wardrobes with three mirror fronted sliding access doors.

### Bedroom Two

11'6" x 8' (3.51m x 2.44m)

Double glazed window to the front, and a radiator.

### Bedroom Three

9'11" x 7' (3.02m x 2.13m)

Double glazed window to the rear, radiator, and a fitted open fronted wardrobe area.

### Bathroom

6'9" x 5'6" (2.06m x 1.68m)

Suite comprised of a panelled bath with an electric shower over, low flush WC, and a pedestal wash hand basin. Radiator, tiling to the wall areas with a decorative dado tile inset. Loft access hatch area, wall mounted heater, wall mounted light with a shaver point incorporated and a double glazed window to the front.

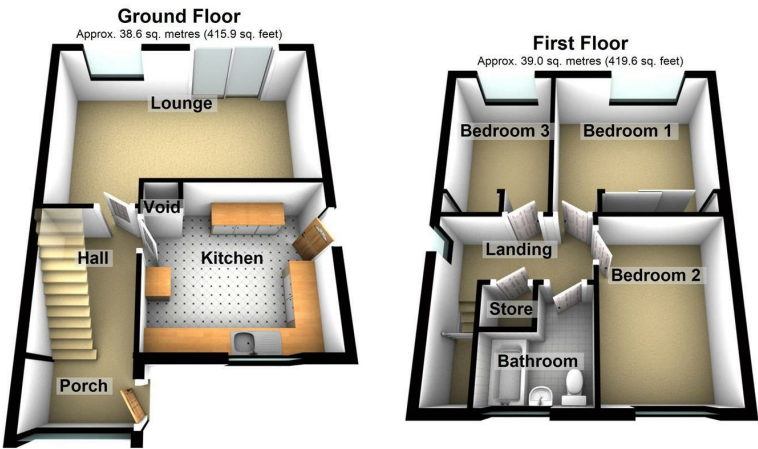
### OUTSIDE

### Side/Rear Garden

Due to the corner location of the property it benefits from a side garden area extending round to the rear of the property. The garden consists of a paved pathway to the side accessed via the kitchen area, the pathway leads to the side gate which in turn gives access to/from the front garden area. The remainder of the garden consists of a garden laid mainly to lawn with mature shrubbery or flower bed borders, and a crazy paved patio area accessed via the lounge area. Outside tap, outside light, a timber storage shed, and a mixture of wall and fence borders surrounding.

### Garage

Detached single garage which is accessed via the driveway providing off road parking for one vehicle, and an up and over door for access.



Total area: approx. 77.6 sq. metres (835.5 sq. feet)  
This plan is for illustration only and may not be representative of the property. Plan not to scale.  
Plan produced using PlanUp.

