

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms
- ◆ Bathroom
- ◆ Lounge & dining room
- ◆ Kitchen
- ◆ Conservatory
- ◆ Garage & rear garden
- ◆ For Sale by Modern Auction
- ◆ T's & C's apply
- ◆ Subject to Reserve Price
- ◆ Buyers fees apply



25 KINGSWOOD DRIVE, STREETLY, B74 2AN - AUCTION GUIDE PRICE £220,000**

Acres are pleased to bring to the market this freehold, semi-detached property set in a sought after, cul-de-sac location, close to public transport links and well regarded schooling for all ages. Offering scope and potential for renovation/alteration (STPP), the property briefly comprises porch, reception hallway, lounge, dining room, kitchen, conservatory, three bedrooms and bathroom. The property further benefits from pvc double glazing (where specified), garage and rear garden. To fully appreciate the property on offer, the scope and potential on offer, we highly recommend an internal inspection.

Set back from the roadway behind a block paved driveway with lawn, access is gained to the accommodation via:

ENCLOSED PORCH: Front door opens to:

RECEPTION HALLWAY: Stairs off to first floor, doors to:

LOUNGE: 11'6" max x 10'11" max Double glazed window to rear.

DINING ROOM: 13'4" max into bay x 11'6" max Double glazed bay window to front.

KITCHEN: 7'2" x 6'10" Double glazed window to rear, base level units with work surfaces over, inset sink unit, built-in cupboard, tiled walls, door to:

CONSERVATORY: Being part double glazed with part double glazed door to front.

STAIRS TO LANDING: Double glazed window to side, loft access, doors off to:

BEDROOM ONE: 12'5" max into bay x 11'6" max Double glazed bay window to front.

BEDROOM TWO: 11'6" max x 10'10" max Double glazed window to rear.

BEDROOM THREE: 7'5" x 6'9" Double glazed window to front.

BATHROOM: Obscure double glazed window to rear, suite comprising bath, pedestal wash hand basin, low flushing wc, part tiled walls.

SIDE GARAGE: 19'10" x 9'6" Two obscure double glazed windows to side, door to rear and up and over garage door to front **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Patio having lawned garden beyond with shrub borders, gate gives access from the front.

** 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 Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

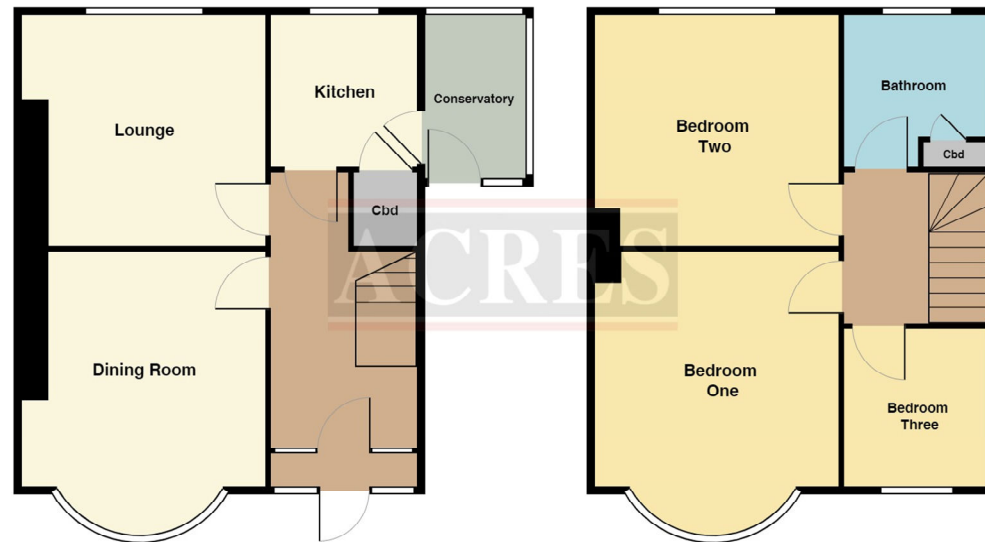
COUNCIL TAX BAND: D

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Lindens Drive, in turn of Queslett Road East

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 36 F | |
| 1-20 | G | | |

Kingswood Drive, Sutton Coldfield, B74 2AN



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.