

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ First floor maisonette
- ◆ Two double bedrooms
- ◆ Well appointed white bathroom
- ◆ Attractive lounge/dining area
- ◆ Fitted kitchen
- ◆ Rear garden
- ◆ Much improved & well presented
- ◆ Gas central heating
- ◆ For Sale by Modern Auction – T & C's apply
- ◆ Subject to Reserve Price
- ◆ Buyers fees apply



12a DARNEL HURST ROAD, FOUR OAKS, B75 5NE - AUCTION GUIDE PRICE - £170,000

This well presented and much improved, spacious first floor maisonette, set in a central, well regarded location, close to sought after infant and junior schooling, as well as being positioned within only short walking distance of open countryside. Four Oaks offers excellent public transport links including access to the Cross City rail line, furthermore a host of shopping facilities, restaurants and cafes are available at Mere Green. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, its true proportions and excellent presentation, we highly recommend an internal inspection. Briefly comprising entrance hall, first floor landing, attractive lounge combining dining area, fitted kitchen, two double bedrooms, well appointed white bathroom and lawned rear garden with patio.

A pathway to side gives access to the property via:

CANOPY PORCH: Pvc door having obscure double glazed insets opens to:

RECEPTION HALLWAY: Radiator, stairs rise to:

LANDING AREA: Pvc double glazed window to side, useful storage cupboard, loft access.

LOUNGE/DINING ROOM: 14'9" max / 11'3" min x 14' max / 10'6" min Pvc double glazed window to rear, radiator, wood laminate flooring.

FITTED KITCHEN: 9'1" x 6'9" Pvc double glazed window to rear, one and a half bowl sink unit set into rolled edge work surfaces having tiled splash backs, there is a range of high gloss units to both base and wall level including drawers, integrated oven having hob above, recesses for washing machine and fridge, wood laminate flooring.

BEDROOM ONE: 14'9" x 10' Pvc double glazed window to front, radiator, wood laminate flooring.

BEDROOM TWO: 11'3" max / 7'3" min x 10'6" max / 7'2" min Pvc double glazed window to front, radiator, storage/display ledge, wood laminate flooring.

BATHROOM: Pvc double glazed obscure window to side, matching white suite comprising bath having shower over and glazed splash screen, tiled splash backs, vanity wash hand basin having base unit beneath, low flushing wc, ladder style radiator, tiled floor.

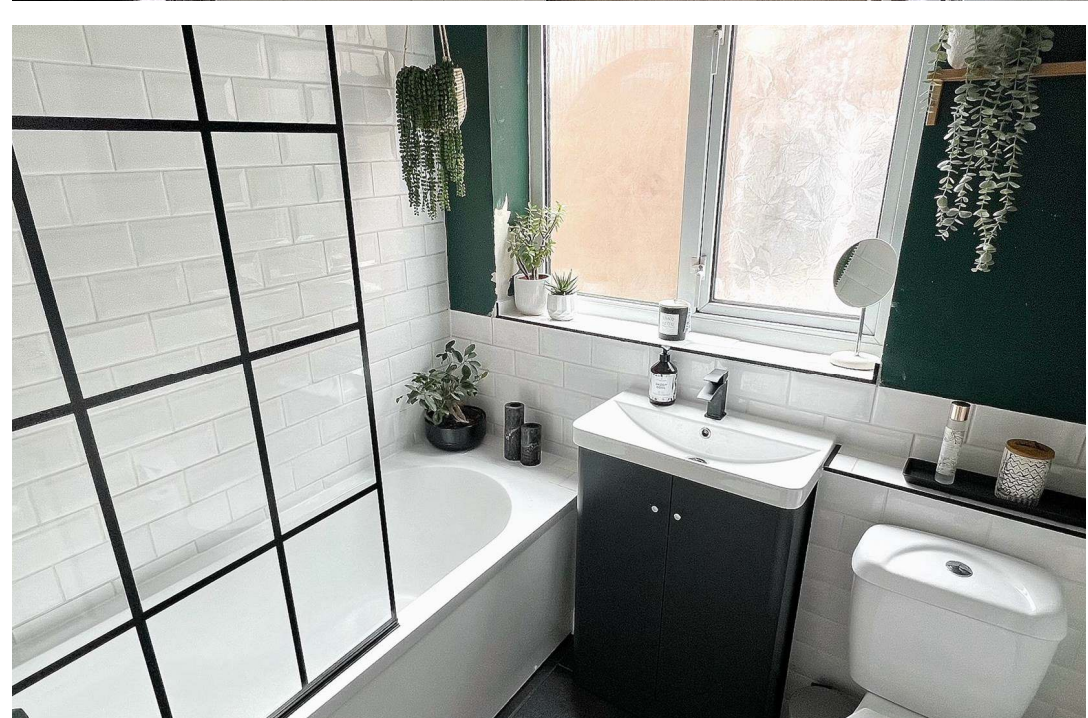
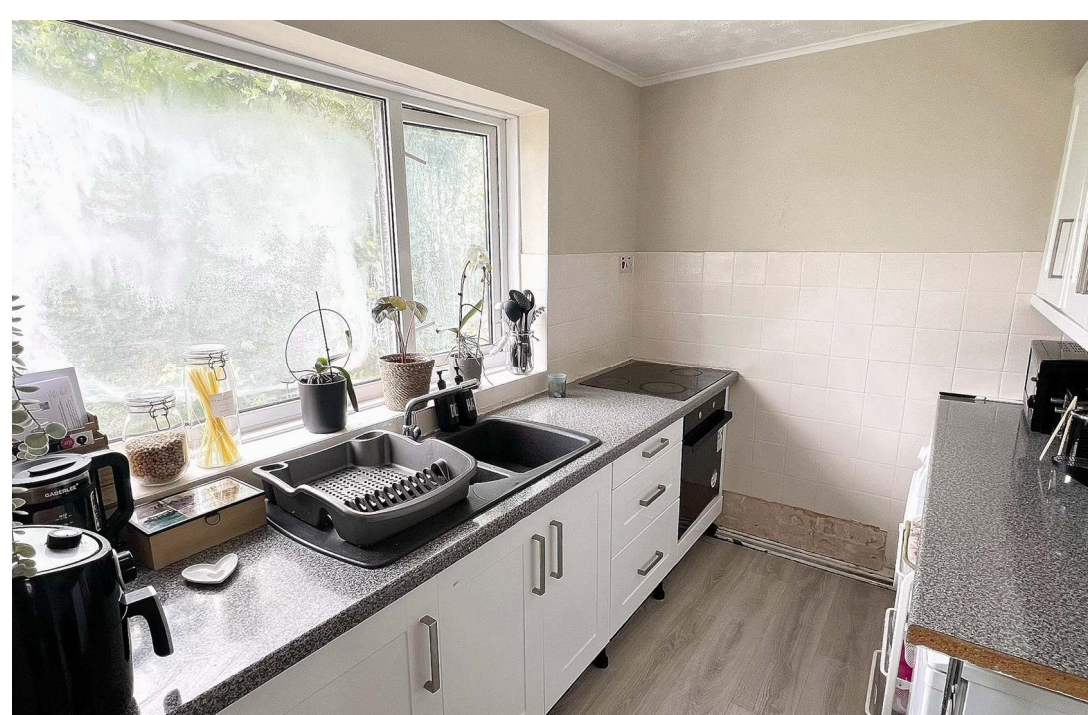
OUTSIDE: Set to the rear there is a lawned garden having patio area, shrubs and bushes.

**** 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.



TENURE: We have been informed by the vendor that the property Leasehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: B

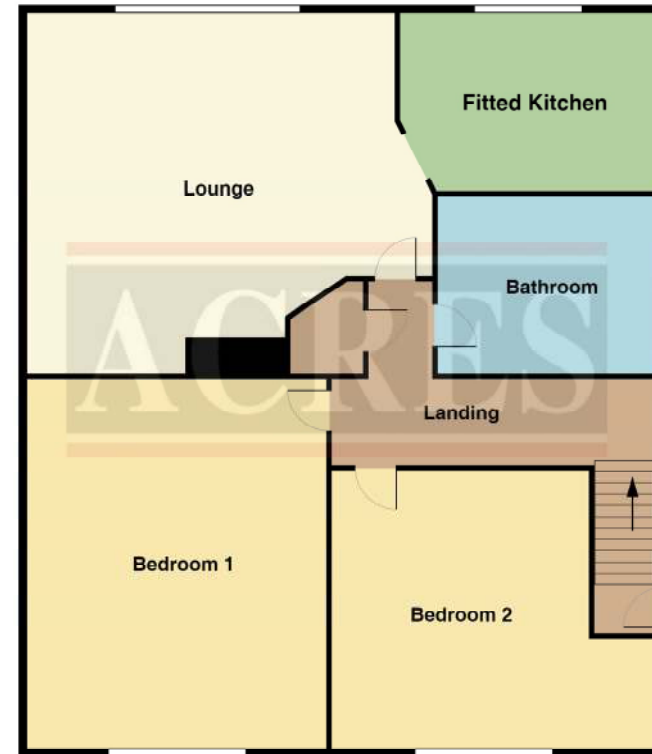
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Worcester Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Darnel Hurst Road, Four Oaks



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.