

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY

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- ◆ Ground floor flat
- ◆ Two good bedrooms
- ◆ Well appointed bathroom
- ◆ Spacious lounge with fireplace
- ◆ Kitchen
- ◆ Gas central heating
- ◆ Garage
- ◆ Communal parking & gardens
- ◆ Set in the heart of Mere Green
- ◆ For Sale by Modern Auction – T & C's apply
- ◆ Subject to Reserve Price
- ◆ Buyers fees apply



FLAT 2, FOUR OAKS COURT, LICHFIELD ROAD, FOUR OAKS, B74 2UX - AUCTION GUIDE PRICE £140,000

Set in the heart of Four Oaks, Mere Green and Sutton Coldfield centres are close by, having a host of shopping facilities, amenities and restaurants. The property is also ideally placed for the Cross City rail line at Four Oaks station and local bus services. Complemented by gas central heating, Four Oaks Court additionally offers the security of an intercom/door release system. This spacious, ground floor flat, is an ideal opportunity for renovation and briefly comprises communal entrance hall, deep reception hallway with storage, spacious lounge with feature fireplace, fitted kitchen, two generous bedrooms, both having built-in wardrobes and a well appointed bathroom. To the front of the development are communal lawned gardens and to the is the communal parking area and garages. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a communal lawned fore garden with mature trees with side driveway, a pathway leads to a glazed door with side intercom/door release system opening to:

COMMUNAL ENTRANCE HALL: Door to rear accessing garages, the property's front door opens to:

DEEP RECEPTION HALL: Glazed multi-locking front door, useful built-in storage/cloaks cupboard, double radiator.

LOUNGE: 15'10" x 14'4" min x 11'8" Glazed window to front with secondary glazing, gas coal effect feature fireplace with tiled hearth and rustic brick surround, double radiator.

FITTED KITCHEN: 9'10" x 7'10" Glazed windows to side and rear, stainless steel sink unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, space for oven, grill and hob, space for fridge/freezer & dishwasher, complementary tiled splash backs and walls, tiled flooring.

BEDROOM ONE: 16'5" x 11'11" Glazed window to front with secondary glazing, two double wardrobes with sliding mirrored doors, radiator.

BEDROOM TWO: 11'11" x 9'11" Glazed window to rear with secondary glazing, full width built-in wardrobes with sliding glazed doors, radiator.

BATHROOM: 9' x 8'6" Two obscure glazed windows to rear with secondary glazing, matching suite comprising bath with shower over and folding glazed splash screen, wash hand basin with vanity unit beneath, low level wc, chrome heated towel rail, useful storage cupboard.

GARAGE: 17'9" x 8'7" Double opening doors **(Please check the suitability of this garage for your own vehicle)**

**** 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.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



TENURE: We have been informed by the vendor that the property leasehold, having a short term remaining (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: C

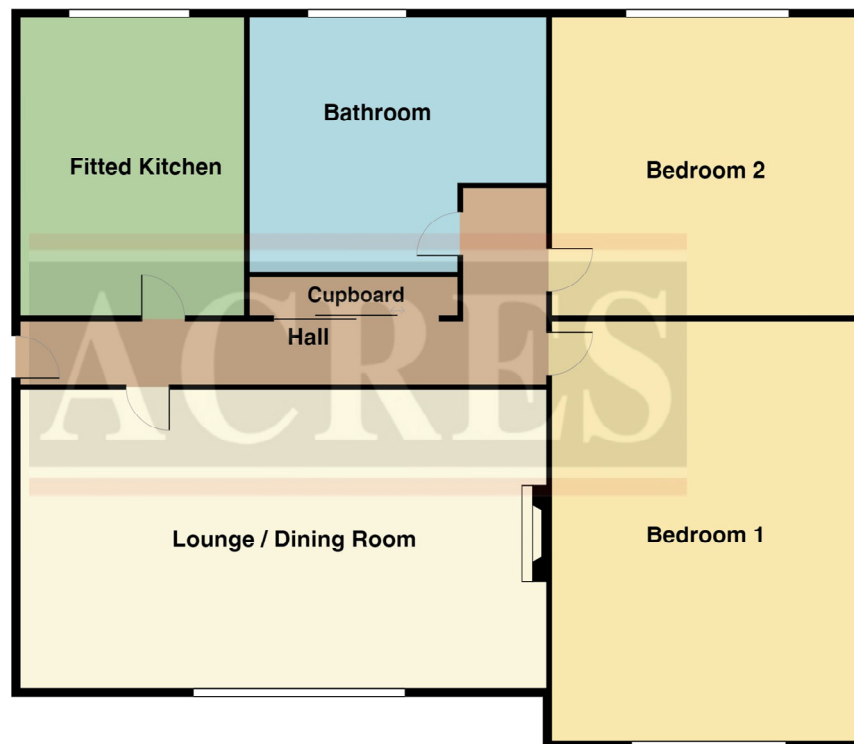
FIXTURES & FITTINGS: Fitted carpets are included within the sale.

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set close to Four Oaks train station

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Four Oaks Court, Lichfield Road, F/o



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.

