

ACRES

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- ◆ Two double bedrooms
- ◆ Shower room
- ◆ Lounge & conservatory
- ◆ Breakfast kitchen
- ◆ Single garage
- ◆ Well maintained rear garden
- ◆ NO UPWARD CHAIN
- ◆ For Sale by Modern Auction –T & C's apply
- ◆ Subject to Reserve Price
- ◆ Buyers fees apply



3 HAREWELL DRIVE, FOUR OAKS, B75 6RU - AUCTION GUIDE PRICE - £260,000

Located within this sought after, central position in Four Oaks, this freehold, detached bungalow provides excellent living accommodation and the scope for alteration (subject to planning permissions). Local shopping facilities and amenities are all within walking distance and benefits from a range of coffee shops, restaurants and supermarkets at Mere Green. The Cross City rail line can be accessed via Four Oaks station and has readily available bus services, all providing an easy commute to surrounding towns and cities. Complemented by gas central heating and pvc double glazing (both where specified), this spacious bungalow briefly comprises welcoming reception hallway, two double bedrooms, family lounge leading to conservatory, fitted breakfast kitchen and recessed single garage. Additionally there is a mature rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway, with side lawn, access is gained to the accommodation via:

ENTRANCE HALLWAY: 11'7" x 8'8" max / 4'3" min Multi-locking obscure double glazed door, radiator.

LOUNGE: 15'6" x 15'6" Two obscure double glazed windows to side, fireplace with electric fire, radiator, glazed door to:

FITTED BREAKFAST KITCHEN: 11'7" x 10'7" Pvc double glazed window to rear, obscure double glazed door to side, there is a range of fitted units to both base and wall level including drawers, electric oven, grill and hob with extractor canopy over, space for fridge/freezer, pan drawer units, stainless steel sink unit with rolled edge work surfaces, space for table.

CONSERVATORY: 13'5" x 7'2" Double glazed windows and French doors to garden, tiled floor.

GUESTS WC: Low level wc with wall hung sink unit and obscure double glazed window to side, tiled splash backs.

BEDROOM ONE: 13'3" x 9'11" Pvc double glazed window to front, two double built-in wardrobes, chests of drawers, built-in dressing table.

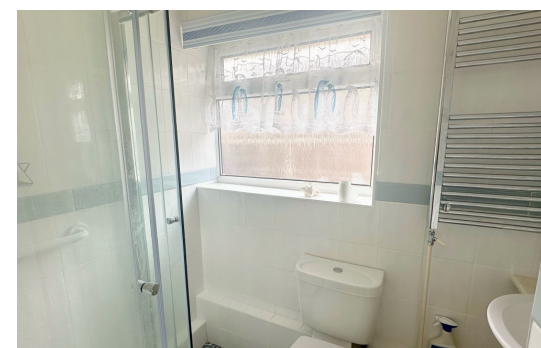
BEDROOM TWO: 10'11" x 9'11" Pvc double glazed window to front, radiator.

SHOWER ROOM: 6'11" x 5'6" Obscure double glazed window to side, enclosed shower cubicle with sliding doors, low level wc, sink with vanity unit and separate storage cupboard.

OUTSIDE: Mature rear garden with a variety of shrubs & bushes, patio area for seating, additional space with shed.

GARAGE: 16'4" x 8'11" Up and over garage door with door and window to rear. **(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 Freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

COUNCIL TAX BAND: D

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

VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Heath Croft Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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.

