

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Three bedrooms with fitted wardrobes
- ◆ Bedroom one with en-suite shower room
- ◆ Potential bedroom four/dining room
- ◆ Lounge with fireplace
- ◆ Fitted breakfast kitchen
- ◆ Guests cloakroom/wc
- ◆ Detached garage
- ◆ Private gated road
- ◆ No upward chain
- ◆ For Sale by Modern Auction – T & C's apply
- ◆ Subject to Reserve Price
- ◆ Buyers fees apply



HIGH OAKS, 9 ALDERHITHE GROVE, LITTLE ASTON, B74 3BN - AUCTION GUIDE PRICE £800,000

Acres are pleased to offer for sale this freehold, detached bungalow, set in a prime, central and sought after location, within the gated cul-de-sac that is Alderhithe Grove, set off Roman Lane. The most attractive Streetly Village is positioned close by, where you will find a variety of shops, restaurants and cafes, together with, of course, the delightful Sutton Park. Complemented by double glazing (where specified), the property offers scope and potential for further alteration/enlargement (subject to necessary planning permissions/building regulations). Briefly comprising enclosed porch, reception hall, guests cloakroom/wc, spacious lounge, potential fourth bedroom/dining room, fitted kitchen with appliances, three good bedrooms each with wardrobes, master with en-suite, furthermore there is a family bathroom. Externally there is a mature, private rear garden and to the fore are lawned gardens with a very generous gravelled driveway leading to a detached garage. To fully appreciate the tremendous potential this property has to offer, we highly recommend an internal inspection.

ENCLOSED PORCH: Having tiled floor, double glazed window to side and part glazed door to:

RECEPTION HALL: Having tiled floor, two built-in cupboards, doors off to:

LOUNGE: 17'10" x 11'9" max Double glazed box window to front, double glazed window to side, double glazed sliding patio doors to rear, living flame fire set in marble style surround with matching hearth and mantle.

DINING ROOM: 11'1" x 9'11" Double glazed window to rear.

FITTED KITCHEN: 16'8" max / 10'10" min x 9'10" max / 6'9" min Having a range of eye and base level units with work surfaces over, incorporating two integrated sinks with drainers, gas hob, extractor hood over, fitted oven, integrated dishwasher, fridge, freezer and washing machine, tiled floor, two double glazed windows to rear, part frosted double glazed door to rear.

BEDROOM ONE: 13'6" max / 11'7" min x 11'3" max Having a range of fitted wardrobes, double glazed box window to front, further double glazed window to side, door to:

EN-SUITE: Shower cubicle, pedestal wash hand basin, low flushing wc, tiled walls and floor, frosted double glazed window to rear.

BEDROOM TWO: 12' max x 10'2" max / 8'2" min Having fitted wardrobes and double glazed window to front.

BEDROOM THREE: 10'1" max / 8'2" min x 7'7" max Fitted wardrobe and double glazed window to front.

BATHROOM: Having suite comprising bath, his 'n' hers pedestal wash hand basins, low flushing wc, tiled walls and floor, frosted double glazed window to rear.

CLOAKROOM/WC: Low flushing wc, wash hand basin, part tiled walls, tiled floor, frosted double glazed window to front.

OUTSIDE: Generous block paved patio area with steps leading to lawned garden beyond, with mature shrubs, bushes and trees, pedestrian gate to the side gives access from the front.

GARAGE: 16'6" x 15'6" (Measured externally, so measurements are approximate) Having electric up and over door, power and lighting, door to side. **(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 is freehold. There is an annual charge payable to Claverdon Park Management Co. (Please note that the details of the tenure should be confirmed by any prospective purchaser's Solicitor)

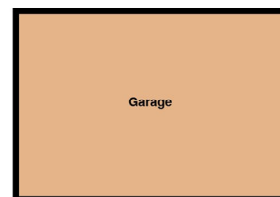
COUNCIL TAX BAND: G

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

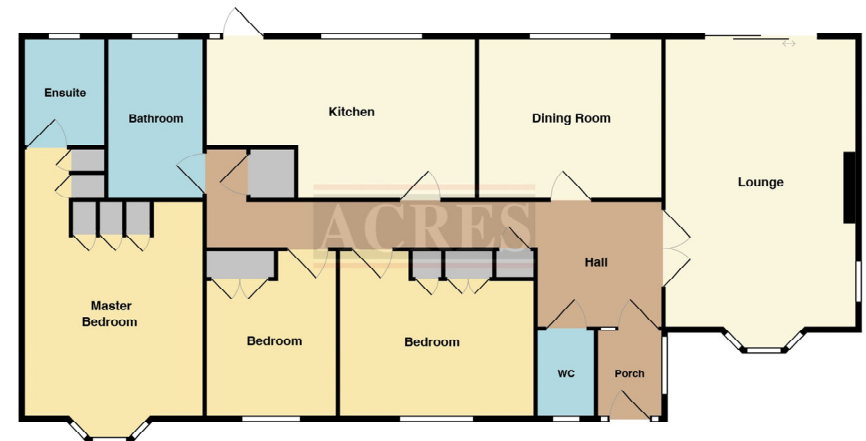
VIEWING: Highly recommended via Acres on 0121 323 3088.

LOCATION: Set off Roman Lane

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Alderhithe Grove, Little Aston, Sutton Coldfield, B74 3BN



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.