

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
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- ◆ Two double bedrooms
- ◆ White bathroom
- ◆ Spacious lounge with Inglenook fireplace
- ◆ Dining/garden room area
- ◆ Breakfast kitchen
- ◆ Utility room
- ◆ Garage
- ◆ Set in a sought after location
- ◆ Scope for alteration/improvement
- ◆ For Sale by Modern Auction – T & C's apply
- ◆ Subject to Reserve Price
- ◆ Buyers fees apply



**21 IRNHAM ROAD, FOUR OAKS, B74 2TN - AUCTION GUIDE PRICE £500,000**

Set in a well regarded, central and convenient location, just a short stroll from a range of shopping facilities and further amenities at Mere Green, this deceptively spacious, freehold property, offers the scope and potential for modernisation or significant alteration as per many other properties within this sought after road. Complemented by gas central heating and pvc double glazing (both where specified), local amenities include access to the Cross City rail line at Four Oaks station, local bus services, together with well regarded schooling. To fully appreciate the property on offer, its true proportions and further potential, we highly recommend an internal inspection. Briefly comprising deep welcoming reception hall, substantial lounge with wide Inglenook fireplace, generous rear dining room/potential garden sitting area and kitchen having utility room off. To the first floor there are two double bedrooms, together with a white bathroom and externally the property has a single car garage and generous, mature rear garden.

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

**CANOPY PORCH:** Pvc door opens to:

**DEEP WELCOMING RECEPTION HALL:** Pvc double glazed obscure window to front, double radiator, under stairs storage/cloaks cupboard.

**IMPOSING SPACIOUS LOUNGE:** 17'6" x 15'2" max / 12' min Pvc double glazed bow window to front, wide feature Inglenook fireplace having timber beam over, together with obscure coloured glazed leaded light windows to either side, central coal effect living flame gas fire set into a briquette surround having tiled hearth, two double radiators, wide archway to:

**DINING ROOM:** 16' x 8'10" Pvc double glazed bow window to rear, double radiator.

**FITTED KITCHEN:** 12' x 8'10" Pvc double glazed window to rear, single drainer sink unit having double base unit beneath, there is a further range of fitted units to both base and wall level including drawers, rolled edge work surfaces having tiled splash backs, double radiator, recesses for cooker, washing machine and fridge, space for breakfast table, tiled floor.

**UTILITY ROOM:** 8'6" x 7'6" Door to side, fitted wall and base units, rolled edge work surface, space for tumble dryer and fridge/freezer, door to garage.

**STAIRS TO LANDING:** Pvc double glazed window to front.

**BEDROOM ONE:** 15'4" max / 12'2" min x 12'7" max / 5'4" min Pvc double glazed windows to front and side, double radiator, two double built-in storage cupboards/wardrobes.

**BEDROOM TWO:** 12'1" x 12' Pvc double glazed window to side, radiator, wide built-in/walk-in storage cupboard.

**BATHROOM:** Pvc double glazed window to rear, matching white suite comprising bath, wash hand basin, low flushing wc, enclosed shower cubicle with glazed splash screen, tiled splash backs, radiator.

**GARAGE:** 17'4" x 8'6" Pvc double glazed window to side, fitted wall and base units. **(Please check the suitability of this garage for your own vehicle)**

**OUTSIDE:** Paved patio area to a generous lawned rear garden flanked by borders having mature shrubs and bushes, timber shed and tree lined aspect.

\*\*\*\* 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)

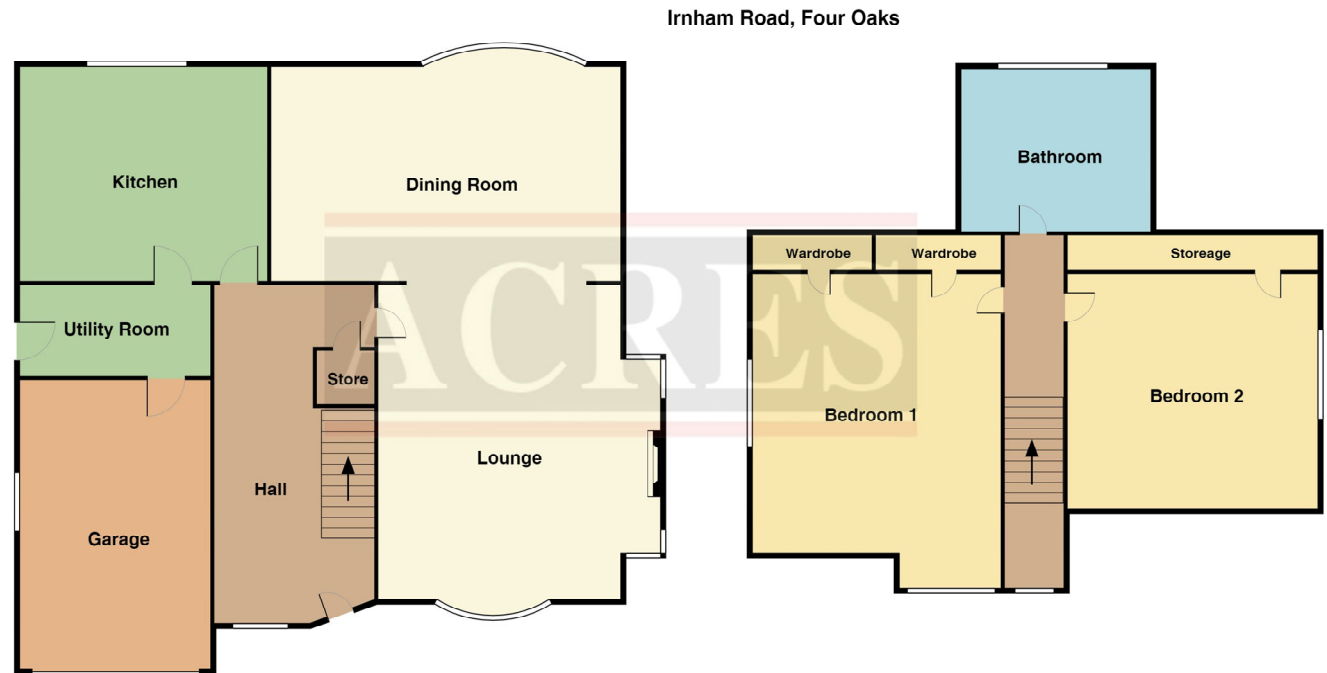
**COUNCIL TAX BAND:** F

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

**VIEWING:** Highly recommended via Acres on 0121 323 3088.

**LOCATION:** Set off Belwell Lane/Four Oaks Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	79 C
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.