

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- ◆ Four bedrooms, master with en-suite bathroom
- ◆ Well appointed family bathroom
- ◆ Dual aspect lounge
- ◆ Separate dining room & study
- ◆ Fitted kitchen with dining area
- ◆ Utility & guests wc
- ◆ Double garage
- ◆ Generous, private well stocked rear garden
- ◆ Prime, sought after location
- ◆ Subject to Reserve Price
- ◆ Buyers fees apply
- ◆ The Modern Method of Auction



102a ROSEMARY HILL ROAD, FOUR OAKS, B74 4HH - AUCTION GUIDE PRICE £800,000

Set in this highly regarded, sought after location on Rosemary Hill Road, amidst properties of a similar calibre, this traditional detached family home offers the scope and potential for expansion (subject to necessary planning permissions). Having access to excellent transport links including local bus services and the Cross City rail line at Blake Street station, the property is also well positioned for open countryside. Within close proximity of local shops, supermarkets and other amenities at 'The Crown', there are further facilities at Streetly Village and Mere Green. Complemented by gas central heating and pvc double glazing (both where specified), the accommodation briefly comprises enclosed porch, spacious reception hallway, lounge, separate dining room, breakfast kitchen with utility, a guests wc and a study/garden room. To the first floor there are four good sized bedrooms, the master having an en-suite bathroom, together with a well appointed family bathroom. Externally there is a generous, private rear garden, which offers scope and potential for extension or further development (STPP). To fully appreciate the property and the potential on offer, we highly recommend an internal inspection.

Sheltered by a dwarf wall, set back from the roadway behind a deep, multi-vehicular tarmac driveway with fore garden, access to the property is gained via:

ENCLOSED PORCH: Glazed door with two glazed windows to front, tile effect flooring, leads into:

RECEPTION HALL: 15'5" x 11'11" Large entrance split into two sections, with useful storage cupboard, leading into main reception hallway with bar and sitting area, wood effect flooring, radiator.

DINING ROOM: 14'7" x 11'11" Pvc double glazed window to rear, space for six seater dining room table and dresser, a generous space for entertaining with a picturesque views over the rear garden, radiator.

LOUNGE: 25'9" x 11'10" Dual aspect family lounge, offering pvc double glazed windows to front and pvc double glazed sliding patio doors to rear, feature fireplace with stone surround and hearth, two radiators.

BREAKFAST KITCHEN: 20'6" x 10'5" Pvc double glazed windows to front and rear.

Dining Area: Wood effect flooring, space for breakfast table and chairs, radiator, space for small sofa.

Kitchen: One and a half bowl sink/drain unit set into rolled edge work surfaces with complementary tiled splash backs, central breakfast bar with four ring hob, extractor canopy above, integrated dishwasher, eye level oven and grill, tiled floor.

UTILITY: 9'4" x 5'10" Glazed window to study, Belfast sink, space for fridge/freezer, plumbing for washing machine, useful storage cupboard currently housing the central heating boiler, tiled walls and floor, radiator.

GUESTS WC: Obscure window to side, low level wc, tiled walls and flooring.

STUDY: 14'1" x 12'5" Pvc double glazed windows to rear and side with French doors, useful storage cupboard, radiator, has the potential to be utilised as a hobby/garden room.

STAIRS TO LANDING: Galleried landing, with potential for chandelier and three pvc double glazed windows to front, leading to:

BEDROOM ONE: 14'6" x 11'11" Pvc double glazed window to rear, two double built-in wardrobes with overbed storage space, radiator, opening to:

EN-SUITE: 9'10" x 5'9" Obscure pvc double glazed window to rear, white suite comprising bath, bidet, low level wc, built-in storage with wash hand basin, radiator.

BEDROOM TWO: 12'7" x 11'11" Pvc double glazed window to rear, two double built-in wardrobes, radiator.

BEDROOM THREE: 11'11" x 9' Pvc double glazed window to front, two double built-in wardrobes, radiator.

BEDROOM FOUR: 9'11" x 7'6" Pvc double glazed window to front, radiator.

SHOWER ROOM: 9'10" x 5'9" Obscure pvc double glazed window to rear, suite comprising enclosed shower cubicle with glazed splash screen and tiled splash backs, low level wc, wash hand basin with vanity unit and useful storage cupboard, tiled walls and flooring, ladder style radiator.

GARAGE: 18'2" x 16' Up and over electric garage door, obscure glazed window to side, shelving to wall. **(Please check the suitability of this garage for your own vehicle)**

OUTSIDE: Paved patio area leading to a generous, well stocked rear garden having an abundance of shrubs, bushes, together with a mature tree lined aspect offering a high degree of privacy, scope for extension or further development (STPP)

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 is freehold (Please note that the details of the tenure should be confirmed by any prospective purchaser’s Solicitor)

COUNCIL TAX BAND:

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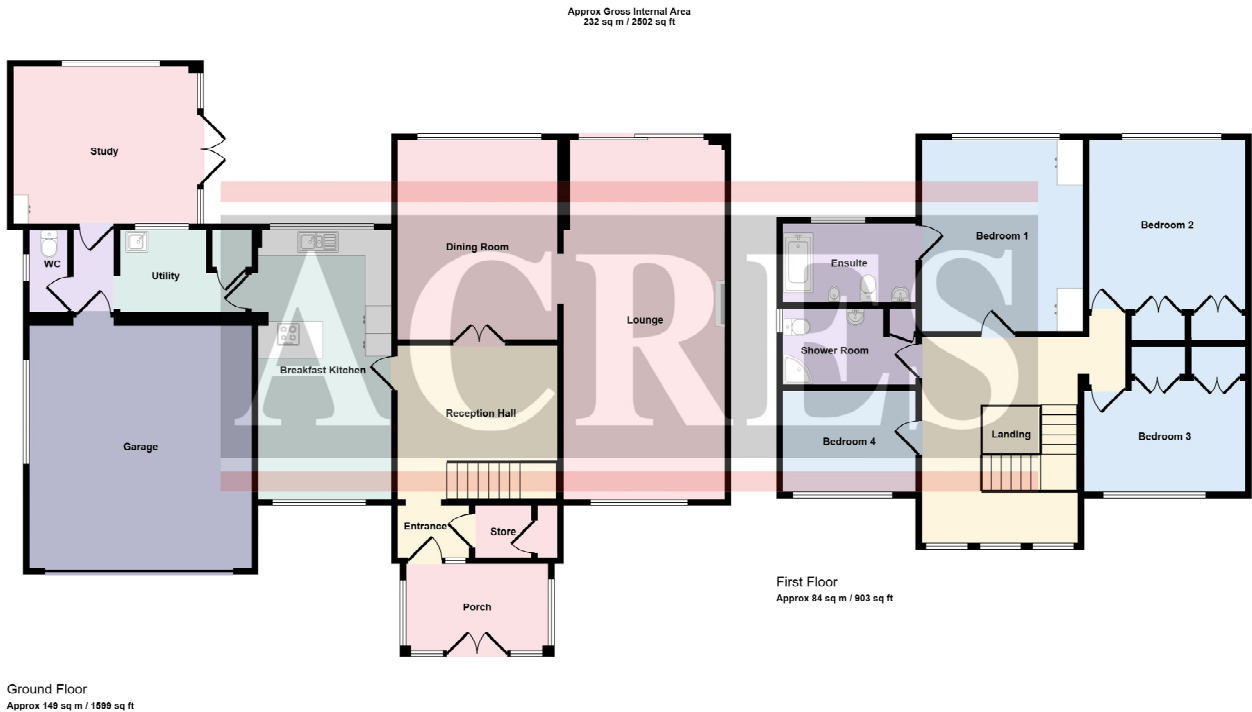
FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.