

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three bedrooms
- Shower room & wc
- Through lounge/dining room
- Fitted kitchen
- Utility & garage
- Generous rear garden
- Scope for alteration/renovation
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply



RUSSELL BANK ROAD, FOUR OAKS, B74 4RJ - AUCTION GUIDE £385,000

This freehold, traditional styled, semi-detached family home, set in a sought after, prime location, close to well regarded schooling and shopping facilities at 'The Crown'. Having Mere Green shopping centre within an approximate one mile radius, there is a variety of cafes, restaurant and further amenities available, together with excellent public transport links by way of local bus services and the Cross City rail line. Complemented by gas central heating and pvc double glazing (both where specified) the accommodation briefly comprises porch, reception hallway, through lounge/dining room, fitted kitchen with utility space, to the first floor there are three bedrooms, together with shower room and guest wc. The property also offers a generous, private rear garden and garage. Having scope and potential for alteration/renovation (STPP), to fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway and fore garden, access is gained to the property via:

ENCLOSED PORCH: Pvc double glazed sliding doors to front, tiled floor, opening to:

RECEPTION HALLWAY: Obscure pvc double glazed window and door, under stairs storage, radiator, stairs off.

THROUGH LOUNGE/DINING ROOM: Lounge: 10'9" x 10'7" Pvc double glazed bay window to front, radiator, leading to: Dining Area: 10'6" max / 9'4" min x 12'7" Double glazed sliding doors to rear, radiator.

FITTED KITCHEN: 8'6" x 8'3" Pvc double glazed window to rear, obscure glazed door to side, stainless steel sink/drainage unit set into box edged work surfaces, there is a range of fitted units to both and wall level including drawers, plumbing for washing machine, space for cooker, alcove giving space for pantry, tiled splash backs and flooring.

UTILITY AREA: Having space for tumbler dryer, fridge/freezer, glazed window to rear, obscure pvc double glazed door to side, door to garage.

STAIRS TO LANDING: Double glazed window to side.

BEDROOM ONE: 13'8" max / 9'7" min x 13'8" Pvc double glazed bay window to front, further pvc double glazed window to front, useful storage cupboard, full width built-in wardrobes with sliding doors, under cupboard storage space.

BEDROOM TWO: 12'8" x 10'6" Pvc double glazed window to rear, radiator.

BEDROOM THREE: 12'7" x 7'4" Pvc double glazed windows to front and rear, useful storage cupboard, radiator.

SHOWER ROOM: 7'6" max / 4'11" min x 6'2" Obscure pvc double glazed window to rear, enclosed shower cubicle with splash backs, wash hand basin, airing cupboard.

WC: Obscure glazed window, low level wc, splash backs.

GARAGE: 15'10" x 8'1" Electric roller garage door. (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Patio area leading to a generous lawn, having a variety of mature shrubs, bushes and trees.

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)

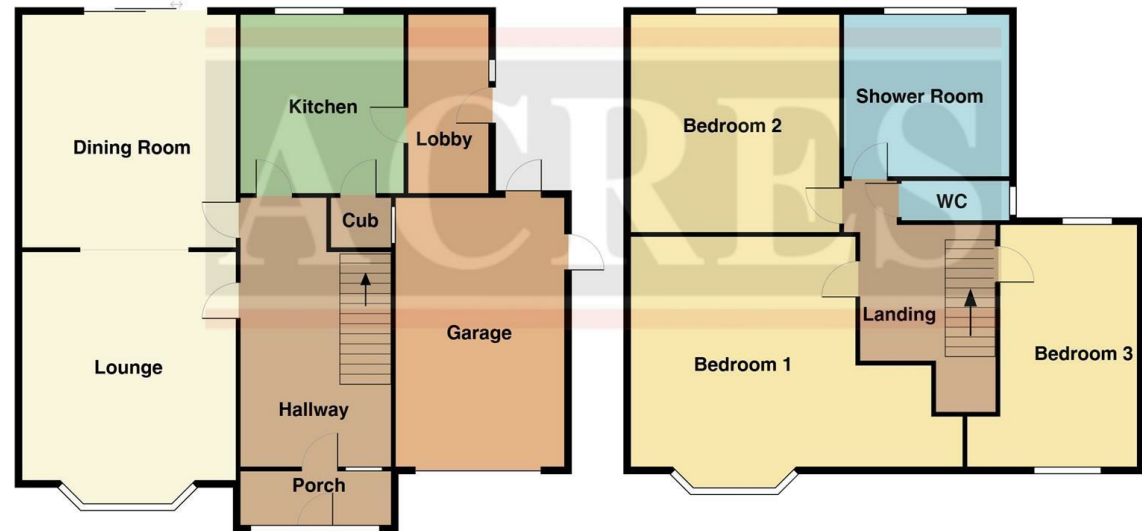
COUNCIL TAX : D

VIEWING: Highly recommended via Acres on 0121 323 3088

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Russell Bank Road, Four Oaks



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.

