

# ACRES

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- ◆ Extended, semi detached dormer bungalow
- ◆ Three bedrooms with en-suite shower room to main
- ◆ Breakfast kitchen with utility room off
- ◆ Lounge with dining room off
- ◆ Rear conservatory
- ◆ White family bathroom
- ◆ Low maintenance rear garden
- ◆ Garage
- ◆ Off road parking to rear
- ◆ For Sale by Modern Auction – T & C's apply
- ◆ Subject to Reserve Price
- ◆ Buyers fees apply



***230 BLACKBERRY LANE, FOUR OAKS B74 4JS - AUCTION GUIDE £400,000***

This spacious and much sought after, extended, semi-detached dormer bungalow is set in a prime, central location just a short walk from well regarded schooling. Set conveniently for access to an array of local transport links, including the Cross City rail line at Blake Street station and readily available bus services, the property's position is complemented further by a host of shopping amenities and facilities at The Crown and in Mere Green. Benefitting from gas central heating and pvc double glazing (both where specified), this well maintained accommodation briefly comprises, welcoming entrance hall, door to a sizeable family lounge with separate dining room, fitted breakfast kitchen with utility and white family bathroom off, access into a rear conservatory and two bedrooms. To the first floor is a delightful main bedroom with en-suite shower room off and storage to eaves. Externally comprising, gardens to fore and rear with access to a generous garage and off road parking. To fully appreciate the accommodation on offer and it's true proportions, we highly recommend an internal inspection.

Set back from the road behind a lawned fore-garden with paved stepping stones to side, access is gained to the property via a PVC double glazed, leaded window door with windows to side into:

**ENTRANCE HALL:** Obscure glazed window to side and obscure glazed door leading to:

**FAMILY LOUNGE:** 17'3" x 15'9" max x 12'1" x 10'3" min PVC double glazed leaded bow window to fore and windows to side, open fire with tiled hearth, brick surround and wooden mantel, radiator, door to entrance hall, access into kitchen and:

**DINING ROOM:** 11'5" x 8'10" Leaded glazed window into kitchen, obscure glazed windows to bedrooms, radiator, stairs off to first floor and door into bedroom.

**FITTED KITCHEN/BREAKFAST ROOM:** 20'2" x 9'2" Double glazed sliding door leading to conservatory and leaded window to dining room, matching wall and base units with recess for fridge and integrated grill with oven below, roll top worksurfaces with four ring gas hob and extractor over, one and a half inset sink unit with drainer, tiled splashbacks, seating for breakfast area and dining table, doors radiate to conservatory, bathroom and bedroom, access to lounge and:

**UTILITY ROOM:** 6'11" x 6'1" PVC double glazed obscure leaded window to side, wall and base units with recesses for washing machine and freezer, roll top worksurfaces with inset sink/drainage unit, tiled splashbacks, radiator, access to kitchen.

**REAR CONSERVATORY:** 13'1" x 10'5" PVC double glazed windows to rear and door to side, sliding door to breakfast kitchen, radiators.

**BEDROOM TWO:** 12'5" x 9'11" max 8'4" min to wardrobe PVC double glazed leaded window to fore and obscure glazed window to dining room, built-in wardrobe and storage unit, radiator and door to dining room.

**BEDROOM THREE:** 8'7" x 7'5" PVC double glazed leaded window to rear and obscure glazed windows to dining room, built-in wardrobes, radiator and door to breakfast kitchen.

**BATHROOM:** 10'11 X 6'10" max 5'10" min PVC double glazed, obscure leaded window to side, white suite comprising bath, shower with glazed screen to side, low level w.c and pedestal wash hand basin, storage unit, panelled splashbacks.

**STAIRS TO LANDING:** PVC double glazed leaded window to rear, obscure glazed window to bedroom, sliding door to eaves storage and door to:

**BEDROOM ONE:** 13'1" x 7'5" PVC double glazed leaded windows to rear, obscure windows to stairs and en-suite shower room, radiator.

**EN-SUITE SHOWER ROOM:** Obscure window to bedroom, white comprising corner shower cubicle, pedestal wash hand basin, low level w.c., tiled splashbacks, radiator and built-in storage.

**EAVES STORAGE:** 15'6" x 3'7" Built-in storage units, radiator, sliding door to stairs/landing.

**OUTSIDE:** Paved patio area leading to an artificial lawn, being low maintenance, with pebble borders, second covered patio area, access to garage, timber shed.

**GARAGE:** 20'4" x 11'1" (please check the suitability of this garage for your own vehicle) Double glazed window to side, double doors open out to rear, off-road driveway, door out to garden.

\*\* 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:

D

FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

VIEWING:

Highly recommended via Acres on 0121 323 3088.

LOCATION:

Set off Clarence Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	69   C	
55-68	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.