

ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.
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- * MID TERRACED HOUSE
- * THREE BEDROOMS
- * SPACIOUS THROUGH LOUNGE / DINER
- * FITTED KITCHEN
- * FAMILY BATHROOM
- * LARGE REAR GARDEN
- * POTENTIAL TO EXTEND
- * IDEAL INVESTMENT OR FIRST TIME BUYER
- * PRIME LOCATION
- * NO UPWARD CHAIN



107 Cramlington Road, Great Barr, Birmingham - Guide Price £150,000

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 4.6% of the purchase price including VAT, subject to a minimum of £6,000.00 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.

Acres are pleased to offer this mid terrace with potential to turn into your own! Benefiting fantastic access to public transport and local schooling. Benefiting from double glazing and gas central heating (both where specified). The interiors include, enclosed porch, entrance hall, through family lounge open plan with dining space and door into fitted kitchen. To the first floor are two double bedrooms and third single bedroom and a family bathroom with cream suite. Outside is a fore garden & large garden to rear. This property offers great opportunity for full renovation and to turn into your forever home! HURRY BEFORE YOU'RE TOO LATE – IDEAL FIRST TIME BUY!

Accessed via pathway with door leading into;

PORCH: 4'2 x 2'1: Glazed windows and door with door into;

HALLWAY: 5'1 x 2'9: Stairs to first floor, radiator and door into;

THROUGH LOUNGE/DINER: 25'10 / 11'10max x 8'11min: A great size through living / dining area with fire surround, radiator, double glazed bay window to front and double glazed window to rear along with door leading into;

FITTED KITCHEN: 11'5 x 4'4: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, stand alone cooker, tiling to splashback, space and plumbing for washing machine and fridge freezer, along with door out to rear patio.

LANDING: 7'0 x 2'9: A light and airy landing with doors into;

BEDROOM ONE: 11'0 / 9'2max x 8'4min: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 11'4 / 9'1max x 8'4min: A further good size double bedroom with double glazed window to rear and radiator.

BEDROOM THREE: 10'2max x 6'8min / 9'3max x 3'3min: A final spacious single bedroom, double glazed window to front, built in wardrobe and radiator.

BATHROOM: 7'10 x 5'6: Fitted suite with panelled bath, stand alone shower cubicle, wash hand basin, close couple W.C., tiling to walls, radiator and double glazed opaque window to rear.

REAR GARDEN: A good size garden with paved patio area to fore and fencing to boarders.

TENURE: We have been informed by the vendors that property is **Freehold**. (Please note that details of the tenure should be confirmed by any prospective purchaser's solicitor).

FIXTURES & FITTINGS: As per sales particulars.

COUNCIL TAX BAND: A.

VIEWING: Recommended via Acres on 0121 358 6222.

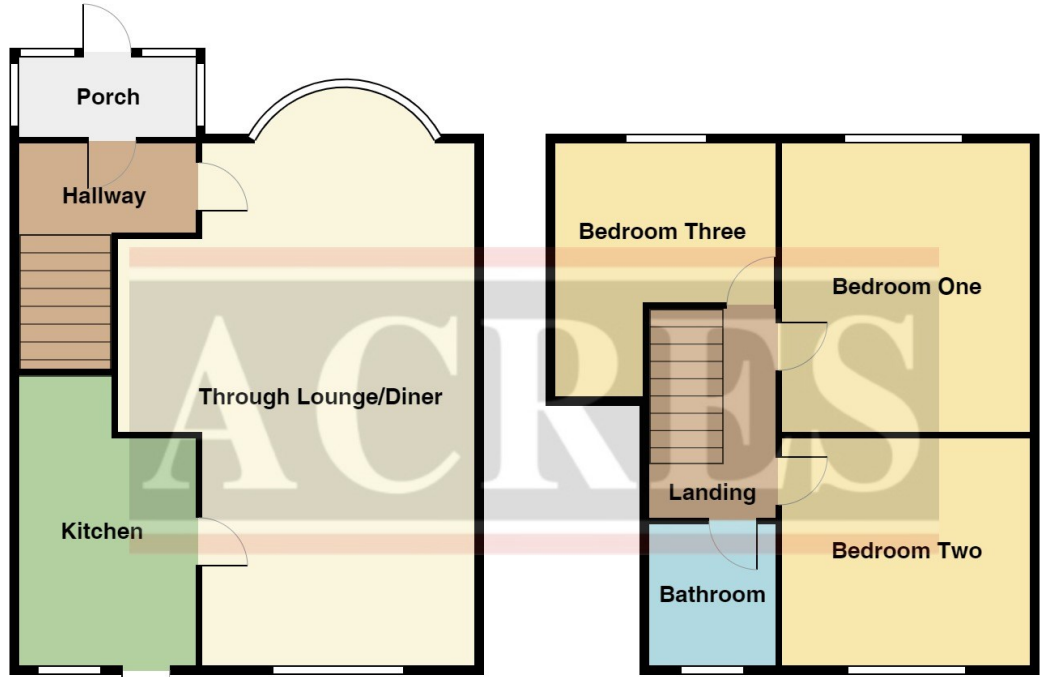


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

Cramlington Road, Great Barr B42 2EF



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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