

ACRES

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DRAFT

- END OF TERRACED HOME
- TWO DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM
- FITTED KITCHEN / DINER
- CONSERVATORY
- DOWNSTAIRS GUEST W.C.
- FAMILY BATHROOM
- OFF ROAD PARKING TO FRONT
- POTENTIAL TO EXTEND (STPP)
- NO UPWARD CHAIN



GAINSBOROUGH CRESCENT, GREAT BARR, B43 7TR - GUIDE PRICE £175,000

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 4.5% 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.

This is a lovely property beaming with potential and located in a prime position on the Pheasey Estate offering no upward chain! Benefiting from double glazing and gas central heating (both where specified). The interiors include hallway, generous living room and dining space open plan with fitted kitchen and door into large conservatory along with downstairs guest W.C.. To the first floor is a landing with access into loft plus two double bedrooms and family bathroom. Outside is a driveway with parking space for multiple cars along with lawn area and to the rear is a patio to fore with low maintenance garden and shed unit. This is a very popular road so an early viewing is highly recommended! HURRY BEFORE YOU'RE TOO LATE!

HALLWAY: 2'9 x 5'7: Stairs to first floor, radiator, double glazed window and doors into;

LIVING ROOM: 14'0 max, 12'7 min x 10'6: A great size living area with wall mounted fire, radiator and double glazed window to front.

OPEN PLAN KITCHEN/DINER: 11'2 max, 9'7 min x 11'2: A open plan fitted kitchen / diner with base units, work surfaces, sink and drainer under double glazed window to rear, space for cooker. tiling to splashback, space and plumbing for washing machine and fridge freezer and radiator, cupboard space and door into;

CONSERVATORY: 13'8 x 5'7: A great additional space with double glazed windows and door to rear along with door leading into;

DOWNSTAIRS GUEST W.C: 2'5 x 5'4: Close couple W.C and wall mounted central heating boiler.

LANDING: 5'9 x 5'2 max, 2'5 min: Access into loft, storage cupboard and doors into;

BEDROOM ONE: 14'3 max, 12'8 min x 10'5: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 8'8 max, 5'10 min x 14'3 max, 12'7 min: A further good size double bedroom with double glazed window to rear and side along with radiator.

BATHROOM: 8'3 x 5'2: A fitted suite with panelled bath, shower over, 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 and lawn with fencing to borders.

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: B.

VIEWING: Recommended via Acres on 0121 358 6222.

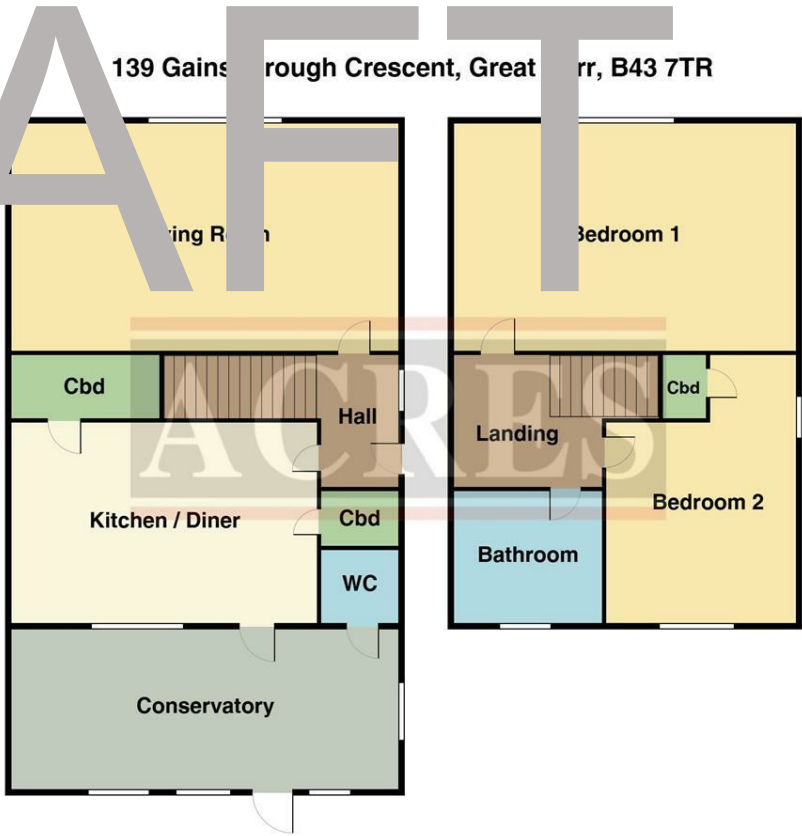


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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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.