

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
☎ 0121 358 6222 ✉ greatbarr@acres.co.uk @ www.acres.co.uk

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE / DINER
- MODERN FITTED KITCHEN
- MODERN FAMILY BATHROOM
- BALCONY AREA TO FRONT
- COMMUNAL GARDENS TO REAR
- SINGLE GARAGE / PARKING SPACE
- IDEAL INVESTMENT
- NO UPWARD CHAIN



**WOBURN CRESCENT, GREAT BARR, B43 6AX - GUIDE PRICE £90,000**

Acres are delighted to offer for sale this spacious ground floor two double bedroom apartment. Situated on the ground floor and offers; spacious lounge / diner with balcony area to front and door into modern fitted kitchen, inner hallway leading into two double bedrooms, and a modern re-fitted family bathroom. This property has ample parking spaces to front and rear along with a single garage space, benefiting from double glazing and electric heating (both where specified). Early viewings are essential before its too late! NO UPWARD CHAIN!

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.

Accessed via communal hallway located on the ground floor with door leading into;

HALLWAY: 2'9 x 10'7: A light and airy hallway with electric radiator and doors into;

OPEN PLAN LOUNGE/DINER: 10'3 max, 6'4 min x 18'2: A great size living / dining area with radiator, double glazed window and door to balcony along with door leading into;

FITTED KITCHEN: 7'8 x 9'7: A modern re-fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob, integrated microwave, tiling to splashback, integrated washer/dryer and integrated fridge freezer.

BEDROOM ONE: 9'9 max, 3'6 min x 14'1 max, 11'6 min: A great size double bedroom with double glazed window to front and radiator.

BEDROOM TWO: 8'9 x 9'4: A further good size double bedroom with double glazed window to rear and electric radiator.

BATHROOM: 5'4 max, 2'8 min x 10'3: A modern re-fitted suite with panelled bath, shower over, wash hand basin set into vanity unit, close couple W.C., tiling to floor and walls and double glazed opaque window.

GARDEN: Large communal garden with laundry area and leading too;

GARAGE: Up and over garage door to front. (please check the suitability of this garage for your own vehicle)

TENURE: We have been informed by the vendors that property is Leasehold. (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.



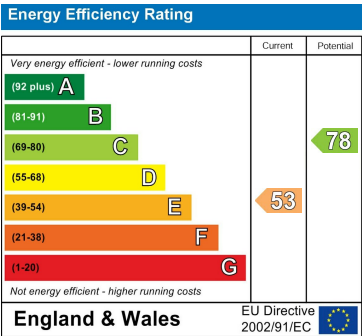




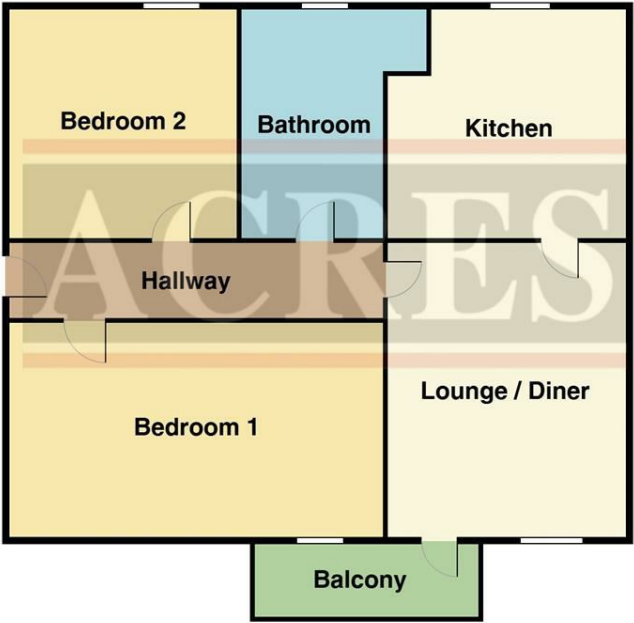
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COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 358 6222



23 Woburn Crescent, Great Barr, B43 6AX



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERA GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ON 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.