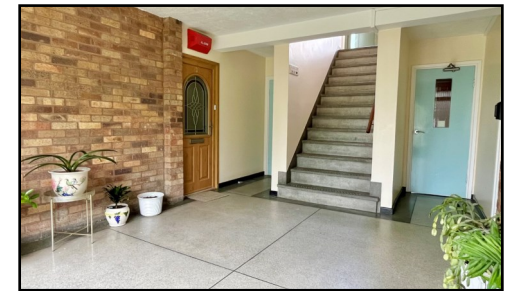


ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- * For Sale by Modern Auction—T & C's apply
- * Subject to Reserve Price
- * Buyers fees apply
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19 PENNS COURT, EACHELHURST RD, WALMLEY, B76 1DL ~ Guide Price £120,000

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 4.2% 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. 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.

Set back from the road behind lawn, a paved path gives access into the accommodation having double doors opening into:

COMMUNAL HALL:

Stairs radiate off to first floor and give access into the accommodation.

ENTRANCE HALL:

Doors open to two storage cupboards, fitted breakfast kitchen, lounge and stairs off to first floor, radiator.

KITCHEN: 11'3 x 7'7:

PVC double glazed window to rear, matching wall and base units with recesses for washing machine, integrated oven, roll-edged work surfaces with four ring gas hob having extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, access is given into a pantry area, radiator and door leads back into hall.

LOUNGE: 16'4 x 12'4 (max) / 9'2 (min):

PVC double glazed window to fore, radiator, door leads back to hall.

STAIRS & LANDING:

Doors open to two bedrooms, family bathroom and storage.

BEDROOM ONE: 16'4 x 9'3':

PVC double glazed window to fore, door leads to storage, radiator and door to landing.

BEDROOM TWO: 11'2 x 9'1:

PVC double glazed window to rear, door to storage, radiator and door to landing.

BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door back to landing.



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.

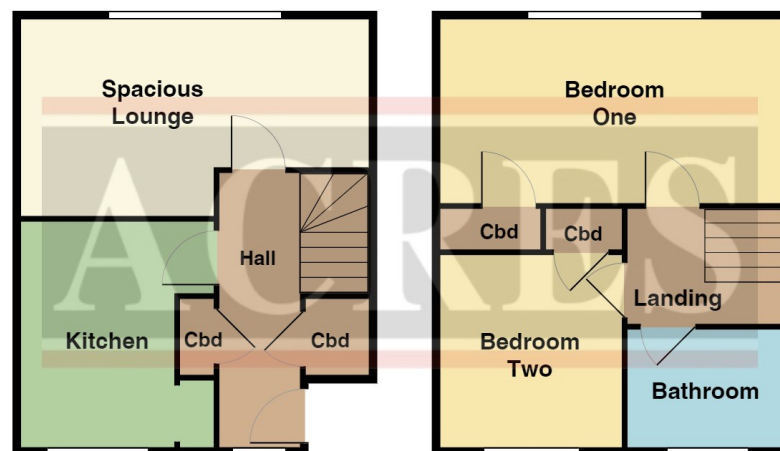
TENURE: We have been informed by the vendors that the property is Leasehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: B
FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Penns Court, Walmley, B76 1DL



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		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		