

ACRES

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- * For Sale by Modern Auction—T & C's apply
- * Subject to Reserve Price
- * Buyers fees apply
- * The Modern Method of Auction
- * View, Bid & Buy
- * Online Bidding Available
- * Priced to Sell
- * Fixed Timescales for Exchange and Completion
- * Buy with Finance
- * BID ON ME



222, KINGSBURY ROAD, ERDINGTON, B24 8QY ~ Guide Price £290,000

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. 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.

Set back from the road behind a multi vehicular paved drive, access is gained into the accommodation via an obscure glazed wooden door into:

DEEP ENTRANCE HALL: An internal door opens to hall, doors lead to lounge and dining room, under stairs guest cloakroom / WC and rear sitting room, radiator, stairs off to first floor.

LOUNGE: 12'3 x 10'2: Glazed bay window to fore, living-flame, coal-effect fire having period-style mantle over, coving to ceiling having Victorian-style dado rail beneath, door to entrance hall and doors into:

DINING ROOM: 12'11 x 10'1: Glazed window to rear garden, access to fire having period mantle over, radiator, glazed bi-fold doors open to lounge and a further glazed door gives access to entrance hall.

GUEST CLOAKROOM / WC: Obscure glazed window to side, suite comprising low level WC and wash hand basin, radiator, door back to entrance hall.

REAR FAMILY ROOM: 12'3 x 9'2: Glazed windows to side, breakfast hatch to kitchen, radiator, door to entrance hall, further door to:

KITCHEN: 18'4 x 8'1: Double glazed window to rear, matching wall and base units with recesses for dryer, dishwasher and free-standing fridge / freezer, integrated oven having grill over, roll edged work surfaces with four ring gas hob and extractor canopy over, one and a half sink drainer unit, tiled splashbacks and flooring, door to rear family room and to rear garden.

STAIRS & LANDING: Glazed window to side, return stairs give access to three bedrooms and a family bathroom, stairs lead to loft conversion.

BEDROOM ONE: 14'0 x 11'8: Double glazed windows to fore, fitted wardrobes, radiator and door back to landing.

BEDROOM TWO: 12'9 x 9'2: Double glazed window to rear, radiator and door back to landing.

BEDROOM THREE: 10'7 x 7'7: Double glazed window to rear, radiator and door back to landing.

BATHROOM: Glazed obscure window to side, suite comprising bath and wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to landing.

STAIRS TO LOFT ROOM: Glazed windows to fore and a walk-in area provides skylight to rear, roof access, door back to stairs and landing.

REAR GARDEN: Paved patio leads from kitchen and advances to lawn, a rear outhouse is provided.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



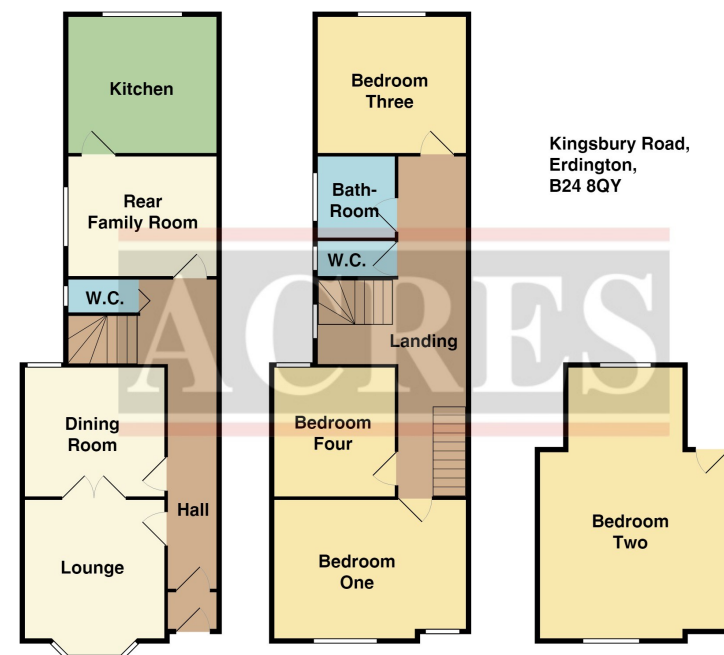
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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 Freehold. (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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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