

# ACRES

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- \* \*\*\*FOR SALE BY MODERN AUCTION - T & Cs APPLY\*\*\*
- \* Early 1900s, three bedroomed semi-detached home
- \* Well-proportioned double bedrooms
- \* Sizeable family bathroom
- \* Attractive fitted breakfast kitchen
- \* Imposing family lounge with extended dining area
- \* Multivehicular tarmac drive
- \* Single, recessed garage
- \* Delightful garden with vast potential
- \* True, blank canvas for modernisation



***29, COTTAGE LANE, MINWORTH, B76 9AW ~ Guide Price ~ £250,000***

**\*\*\*FOR SALE BY MODERN AUCTION - T & Cs APPLY\*\*\*** This charming three-bedroomed, semi-detached and traditional home, dating back to the early 1900s, offers a fantastic opportunity for modernisation and redevelopment, subject to planning permission. Retaining much of its original character, the property presents a blank canvas for potential buyers looking to create their dream home. Ideal for families or investors, the house boasts an excellent location with convenient commuter links and transport networks, making travel to nearby towns and cities straightforward. The area is well-served by reputable schools, while local shopping amenities are within easy walking distance, offering both practicality and potential for future development. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), scope within this home is enviable, with internal rooms currently briefly comprising: deep entrance hall, doors open to a sizeable family lounge having bay window to fore and an extended, rear dining with sliding patio doors into garden, fitted breakfast kitchen and family bathroom complete the ground floor accommodation. Upstairs, three well-proportioned bedrooms are provided, the master boasting built-in storage and fitted wardrobes. Externally, a multivehicular tarmac drive leads to the home, a single, recessed garage can be obtained and advances into the rear garden, a delightful mixture of seasonal shrubs, wild flowers, ponds and storage are all provided. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating D.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Set back from the road behind a multi vehicular tarmac drive with paving to side, lawn and mature shrubs and bushes, access is gained into the property via a PVC double glazed obscure door into:

**ENTRANCE HALL:** Internal doors open to a family bathroom, imposing lounge through dining space and understairs guest cloakroom, bi-folding glazed obscure door opens to fitted breakfast kitchen, radiator.

**FAMILY LOUNGE THROUGH DINING SPACE: 28'1 (into bay) x 25'1 max / 14'2 x 10'6 min:** PVC double glazed bay window to fore and sliding patio doors open to rear garden, radiators, gas fire set upon a tiled hearth having matching surround and wooden shelving mantels over, space for lounge suite and dining suite, door opens back to entrance hall.

**FITTED BREAKFAST KITCHEN: 11'4 x 9'7:** PVC double glazed windows to fore and to side, variety of wall and base units having recesses for washing machine, dryer, fridge / freezer and cooker, breakfast bar providing seating, roll edged work surfaces with stainless steel sink drainer unit, tiled splashbacks, radiator, bi-fold glazed obscure door opens back to entrance hall.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising corner bath with shower over, low level WC and pedestal wash hand basin, tiled splashbacks, radiator door back to entrance hall.

**STAIRS & LANDING:** Doors open to three bedrooms.

**BEDROOM ONE: 12'10 x 11'4:** PVC double glazed windows to side, fitted wardrobes with a variety of cupboards and overhead storage, radiator, door opens to over stairs storage, door back to landing.

**BEDROOM TWO: 12'2 x 7'10:** PVC double glazed window to fore, space for double bed and complimenting bedroom suite, radiator, door back to landing.

**BEDROOM THREE: 9'2 x 7'10:** PVC double glazed window to rear, space for double bed, radiator, door back to landing.

**REAR GARDEN:** A paved patio area leads from the accommodation and advances to lawn, three garden ponds, a wild flower area and multiple purpose-built structures are offered within the garden, access is also given to a recessed single garage.

**GARAGE: (Please check the suitability for your own vehicle use):** Up and over garage door to fore.



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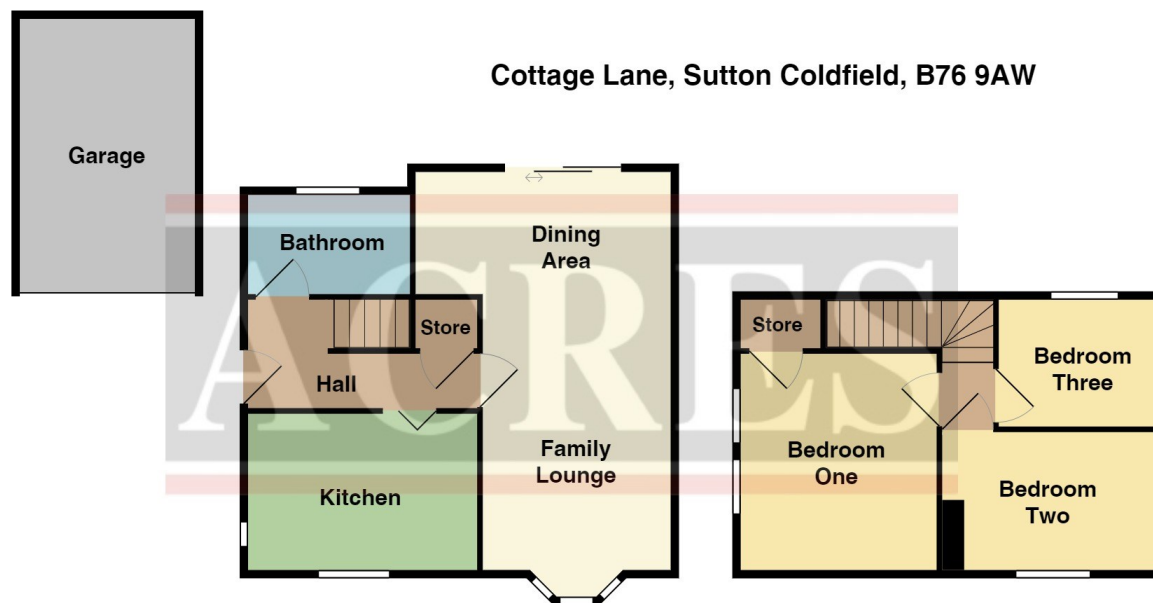
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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