

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- ◆ Occupying a wonderful cul-de-sac location
- ◆ Close to many of Sutton Coldfields amenities
- ◆ Entrance Hall
- ◆ Lovely dual aspect through lounge/dining room
- ◆ Kitchen with pantry
- ◆ Three Bedrooms
- ◆ Shower Room
- ◆ Deep Brick blocked fore garden and share drive to garage
- ◆ Beautifully appointed rear garden with patio and lawn.
- ◆ Garage and storage cupboard



25 East Rise, Sutton Coldfield, B75 7TH ~ Auction Guide £300,000

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (Iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

This is a freehold property located in a lovely residential cul-de-sac close to many of Sutton Coldfield's many amenities. The interiors include enclosed porch, hallway, through lounge/dining room with patio doors out to the garden and kitchen. To the first floor are three bedrooms and a shower room with double sized shower cubicle. To the front is a very deep, brick blocked fore garden offering multiple parking and shared driveway leading to a garage. To the rear is a lovely private garden with brick blocked patio lawn plus mature trees and shrubs. Council tax band C. EPC rating D.

Access is via a deep brick blocked fore garden offering multiple parking space leading to

ENCLOSED PORCH Double glazed windows and double glazed door, tiled floor, timber reception door into

HALLWAY Double glazed window to side, radiator, staircase to first floor, timber effect floor, access into under stairs storage cupboard, door into kitchen and

THROUGH LOUNGE/DINING ROOM 24'8" max into bay 22'1" min x 11'4" max 9'0" min Double glazed angled bay window to front, double glazed patio door system to rear garden, coving to ceiling, radiator, full height stone fire place and fitted gas fire

KITCHEN 10'6" max 7'4" min x 8'3" max 5'1" min Having drawer, base and eye level cupboards, four ring electric hob with extractor hood over and double oven/grill combination, space and plumbing for washing machine, space for white goods, one and half bowl sink and drainer, wall mounted gas central heating boiler, double glazed patterned window to side, double glazed window and door to rear, work surface and tiling to splash back, door into pantry

FIRST FLOOR LANDING Double glazed opaque window, access to loft space, doors into

BEDROOM ONE 13'0" max x 11'4" max Double glazed window to front, radiator

BEDROOM TWO 10'6" max x 9'0" min 11'5" max into door well Double glazed window to rear, radiator, door into walk in storage cupboard

BEDROOM THREE 9'1" max 6'6" min x 6'0" max Window to side, door into overstairs storage, radiator

SHOWER ROOM Having a double sized shower cubicle with fitted shower, wash hand basin set into a vanity unit, close coupled Wc, grey toned tiling to walls, double glazed opaque window and radiator

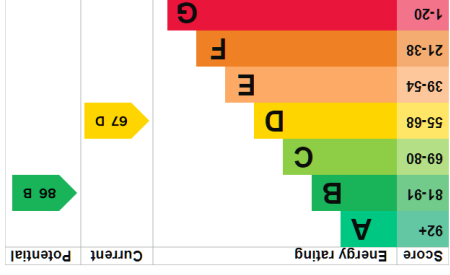
REAR GARDEN Brick blocked patio, door to store cupboard, lawn, mature trees and shrubs

GARAGE (please check the suitability of this garage for your own vehicle)



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



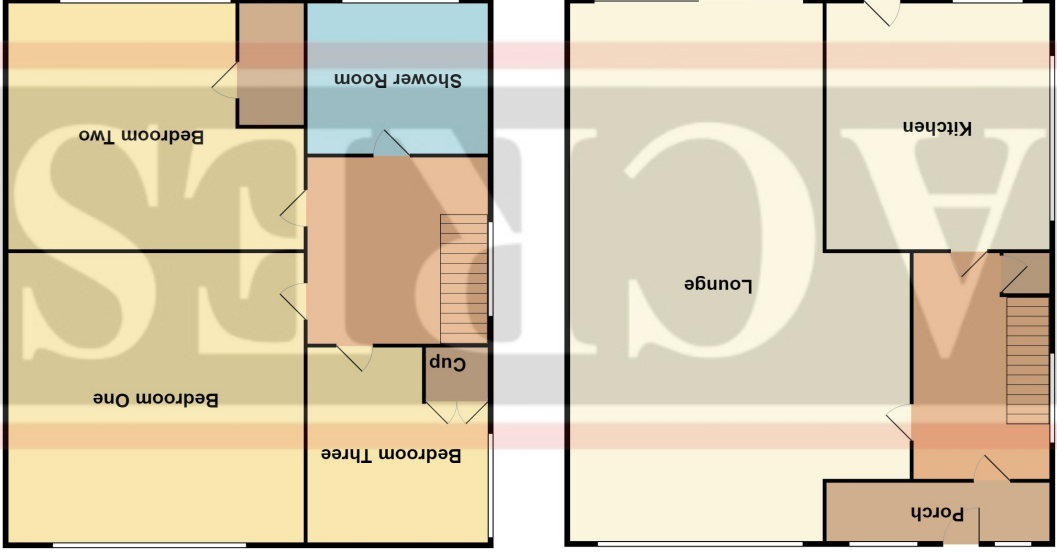


TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

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.)
 As per sales particulars.
 Recommended via Acres on 0121 321 2101.

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.