

# ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN  
☎ 0121 321 2101 ✉ [suttoncoldfield@acres.co.uk](mailto:suttoncoldfield@acres.co.uk) 🌐 [www.acres.co.uk](http://www.acres.co.uk)



- ◆ For Sale by Modern Auction
- ◆ Subject to Reserve Price and Reservation Fee
- ◆ Detached Home
- ◆ Dual Aspect Lounge
- ◆ Dining Room
- ◆ Kitchen
- ◆ Tandam Garage
- ◆ Three Bedrooms
- ◆ Bathroom
- ◆ Enclosed Rear Garden



***281 Birmingham Road, Sutton Coldfield, B72 1ED ~ Guide Price £375,000***

This is an incredible opportunity to purchase a property that you can add your personality to it is freehold and situated on a slip road between Wylde Green and The Royal Town of Sutton Coldfield. The interiors include very spacious rooms including an entrance hall dual aspect living room, dining room and kitchen. To the first floor are three double bedrooms and bathroom. Outside is a fore garden with lawn and driveway leading to garage front, to the rear is a lovely mature garden with patio, lawn trees and shrubs. Arrange your viewing now. Council tax band E. EPC rating E.

Access is via tarmac fore garden with lawned area to front and side

Timber reception door with glazed panel to sides into

**HALLWAY** Newel and Balustrade staircase to first floor, radiator, door into under stairs storage cupboard, doors into Dining room, Kitchen and

**LOUNGE 22'8" x 10'11" max 10'7" min to chimney breast** A dual aspect room with window to front, double glazed patio doors to rear garden, dado rail, coving to ceiling, radiator, classically styled fire surround with living flame effect fire, marblesque back and hearth

**DINING ROOM 10'3" x 9'10"** Window to rear, radiator

**DINING KITCHEN 17'5" x 8'3" max 5'10"** With a range of units to include drawer, base and eye level cupboards, space and plumbing for washing machine, tiled splash back and work surface, sink and drainer under the window, space for gas cooker with extractor hood over, radiator, timber panelling to half height to walls, window to rear, door into

**SIDE VERANDAH** Door to garden, doors into

**WC** Close coupled WC

**FIRST FLOOR LANDING** Window to front, radiator, doors into

**BEDROOM ONE 17'9" x 10'11"** A generous dual aspect room with windows to front and rear, fitted wardrobes, bridging unit and bed side cabinet, two radiator

**BEDROOM TWO 10'4" x 9'10"** Window to rear, radiator

**BEDROOM THREE 8'5" x 8'3"** Window to front, radiator

**BATHROOM** Having a suite comprising of panelled bath with electric shower over, close coupled WC, pedestal wash hand basin, radiator, opaque glazed window to rear

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 winning bidder 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.

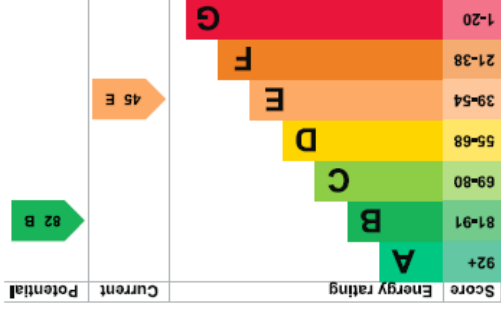




**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**

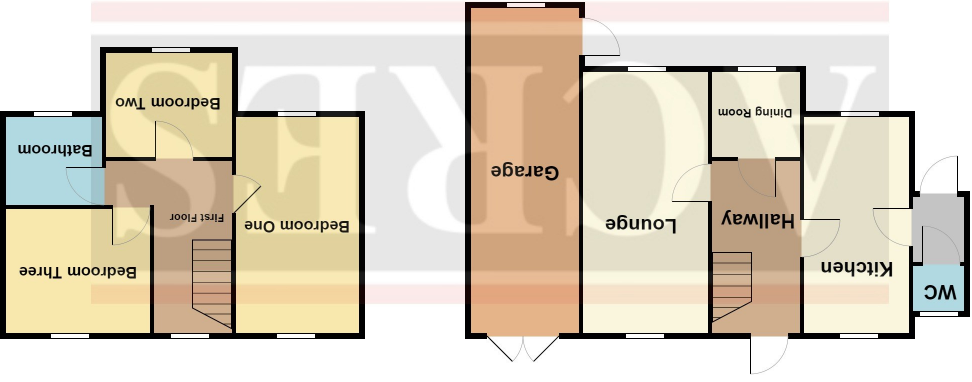






**TENURE:**  
**COUNCIL TAX BAND:**  
**FIXTURES & FITTINGS:**  
**VIEWING:**

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.