

ACRES

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DRAFT

- Freehold detached family home
- Four bedrooms
- Shower Room
- Lounge & Dining Room
- Conservatory
- Breakfast Kitchen
- Guest Wc & Double garage
- Overlooking playing fields to rear
- Quite cul-de-sac location
- Excellent central location



CORNCRAKE CLOSE, SUTTON COLDFIELD, B72 1HY - AUCTION GUIDE £425,000

We are delighted to offer for sale this centrally located detached family home which offers four good-bedrooms. A spacious family home with plenty of scope for the buyer's imagination. The property is freehold and offers the following accommodation : Enclosed porch, welcoming hallway , guest w/c, a spacious lounge with a bay window to front, dining room , large rear conservatory. To the first floor there are four bedrooms, shower room. The property benefits from a double garage and and lovely mature garden with patio. This property of course enjoys gas central heating and PVC double glazing (both where specified) also offers no upward chain. EPC Rating to be confirmed and council tax E.

Access is via: A fore garden with lawn and brick blocked driveway leading to garage front

PORCH: Wall light, pvc glass panelled door leading to

HALLWAY: Pvc double glazed widow, radiator, storage cupboard

LIVING ROOM 16'04"x 12'04": Good sized living room, Pvc double glazed widow bow window to front, log effect basket style fire, radiator, through doors into

DINING ROOM 12'04" x 10'01": Radiator opening into

CONSERVATORY 13'07" x 12'00: PVC double glazed windows and doors to garden

BREAKFAST KITCHEN 13'02" x 10'09": Pvc double glazed widow to rear, sink unit set into rolled edge work tops having tiled splash backs, integrated oven, fitted units to base and wall level, space for breakfast table, radiator , recessed for fridge, washing machine and dishwasher, pvc part double glazed door to outside

DOWNSTAIRS WC: Pvc double glazed widow, low flushing wc, wash hand basin, radiator

STAIRS TO LANDING: Pvc double glazed widow to side, loft access with ladder being insulated and boarded, storage cupboard

BEDROOM ONE 13'09" x 10'04": Pvc double glazed widow to window, radiator, fitted wardrobes

BEDROOM TWO 12'09" x 12'08": Pvc double glazed widow, radiator.

BEDROOM THREE 12'08" x 9'08": Pvc double glazed widow, radiator

BEDROOM FOUR 11'00" x 8'00": Pvc double glazed widow, radiator

SHOWER ROOM : 7'08" x 6'04": Pvc double glazed widow to rear, enclosed shower cubical with glazed splash screen and tiling, low flushing wc, wash hand basin, towel radiator.

OUTSIDE: Block paver patio to lawn, over looking playing field to rear.

DOUBLE GARAGE 16'09" x 16'08": Up and over door, light ceiling point (please check the suitability for your own vehicle)

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 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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.

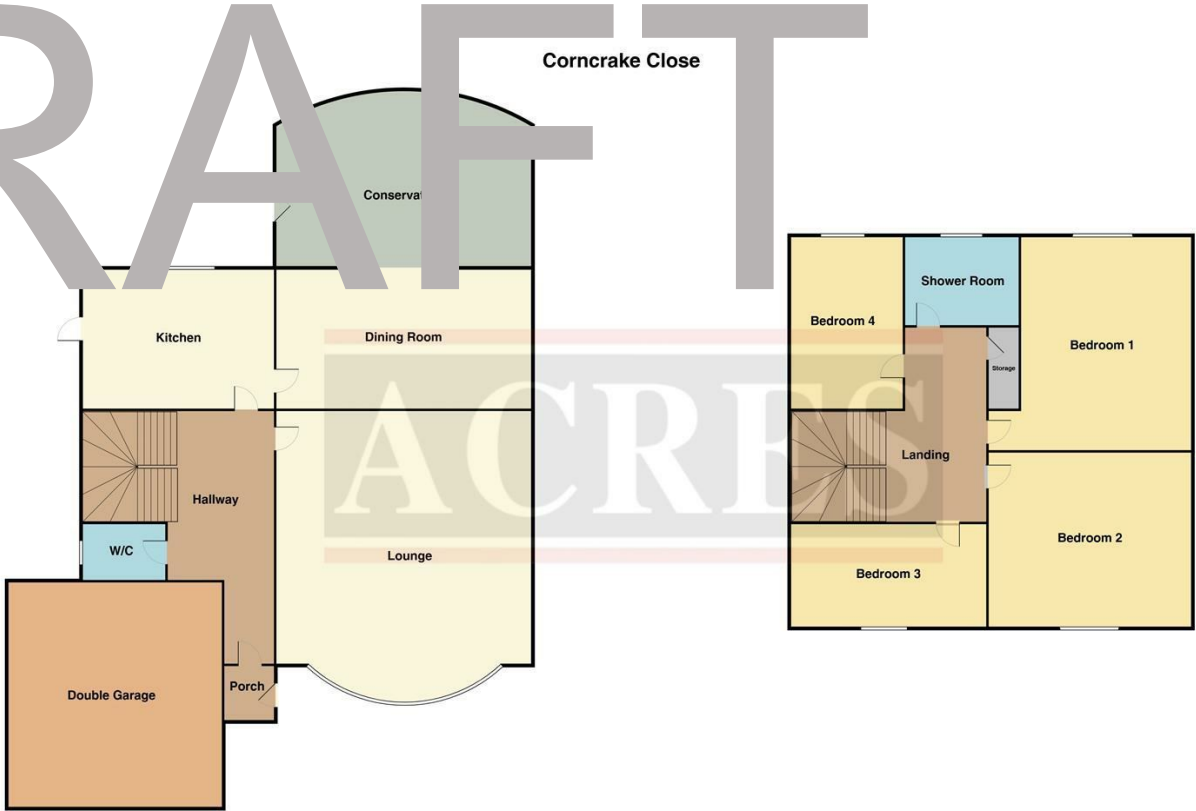
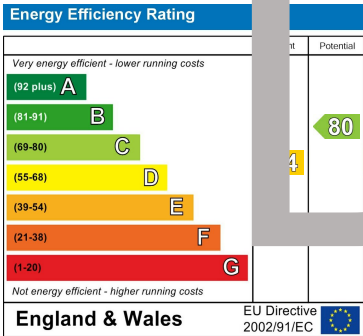
Referral Arrangements: The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services 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



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

COUNCIL TAX : E

VIEWING: Highly 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.

