

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk



- Detached freehold bungalow
- Ideally located close to amenities, cross city rail line & local schools
- Enclosed porch & Hallway
- Lounge, fitted kitchen
- Dining room / Bedroom three
- Two further good sized bedrooms
- Shower room, wc / utility room
- Block paved driveway & fore garden
- Garden with patio & generous sized lawn area



LITTLE GREEN LANES, WYLDE GREEN, B73 5NB - AUCTION GUIDE £280,000

This detached, freehold bungalow is ideally situated close to local amenities, schools and the cross-city rail line making it perfect for convenient every day living. The property features an enclosed porch leading into the hallway, double glazing & gas central heating (both where specified) a good-sized lounge, fitted kitchen and a versatile dining room that can serve as a third bedroom if desired. There are two further good-sized bedrooms, a modern shower room and a separate wc/ utility room. Outside the property boasts a rear garden with a patio area and a large lawn, perfect for outdoor entertaining. To the front there is a block paved driveway providing off road parking and a neat lawned fore garden enhancing the homes current appeal. Council tax band C

This property is for sale by the Modern Method of Auction.

Access is via a part lawned front garden with multi vehicular block paved driveway.

ENCLOSED PORCH: Obscure half pvc double glazed door, laminate flooring

HALLWAY: Half panelled door, radiator, laminate flooring, doors leading to

LOUNGE 14'06" x 11'09": Pvc double glazed windows to side, pvc double glazed double French doors leading to rear garden, double radiator, laminate flooring

DINING ROOM / BEDROOM THREE 11'16" x 11'05": Pvc double glazed window to rear, single radiator, laminate flooring

FITTED KITCHEN 10'97" x 7'82": Pvc double glazed window to side, pvc double glazed door to side, one and a half stainless steel sink and drainer unit set into rolled topped surfaces and tiling to splashbacks, matching wall and base units with drawers, stainless steel electric oven, gas hob and stainless-steel extractor hood to match, single radiator and tiled flooring.

BEDROOM ONE 13'11" max 11'04" min x 11'08": Pvc double glazed bay window to front, double radiator, laminate flooring

BEDROOM TWO 11'16" x 10'53": Two pvc double glazed windows to side, single radiator, laminate flooring

SHOWER ROOM 8'09" x 6'79": Pvc obscure double-glazed window to front, enclosed shower cubicle, low flushing wc, wash hand basin with vanity unit, radiator, tiled flooring, half tiled surround

WC / UTILITY SPACE 6'17" x 3'87": Pvc obscure double-glazed window to side low flushing wc, space and plumbing for washing machine, tiled flooring

OUTSIDE: The property boasts a lawned rear garden ideal for outdoor relaxation, the garden is enclosed by fencing on all boundaries. A selection of shrubbery adds a touch of natural beauty and enhances the overall landscape additionally there is gated access to the front elevated which offers convenient entry whilst maintaining a sense of seclusion.

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 buyer's 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.

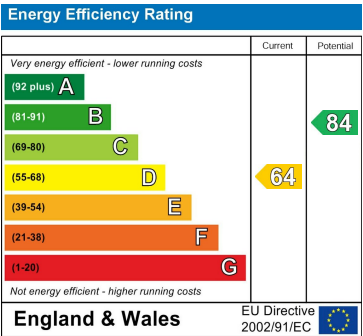
Referral Arrangements: The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services, and you should always consider your options before services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

VIEWING: Highly recommended via Acres on 0121 321 2101



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.