

ACRES

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www.acres.co.uk



- Well-presented family home in a sought-after residential location
- Lounge featuring open brick fireplace
- Generous breakfast kitchen
- Versatile garden room
- Downstairs WC
- Three well-proportioned bedrooms, two with fitted wardrobes
- Contemporary family bathroom
- Newly Landscaped south-facing rear garden
- Garage and driveway
- NO ONWARD CHAIN



CHURCHILL ROAD, NEW OSCOTT, B73 6SW - AUCTION GUIDE £280,000

Situated in a popular residential location, this well-presented newly decorated family home offers a versatile layout ideal for modern living. Set across two floors, the property features a welcoming hallway, a charming lounge with a feature fireplace, a generous breakfast kitchen, and a bright garden room that opens out to a newly landscaped south-facing rear garden. With three well-proportioned bedrooms, a contemporary bathroom, and additional conveniences such as a downstairs WC and ample storage, this property is perfect for families seeking comfort, style, and practicality. Double glazing and gas central heating (both where specified). Council tax band: C. EPC rating: D.

HALL: Wooden front door with obscure glazed window, radiator, stairs to the landing, and wooden flooring.

LOUNGE: 14'7" x 11'9" max x 9'11" min. PVC double glazed window to the front, radiator with decorative cover, open brick fireplace with wooden beam above, and wooden flooring.

BREAKFAST KITCHEN: 15'2" x 9'5". Double glazed window to rear, one and a half bowl stainless steel sink and drainer set into rolled edge work surfaces with matching wall and base units including drawers. Integrated oven with extractor hood over, built-in dishwasher, space and point for washing machine, space for fridge freezer, and room for a dining table. Finished with tiled flooring and tiled splashbacks.

WC: Fitted with a low flushing WC and tiled flooring.

GARDEN ROOM: 13'7" x 9'3". PVC double glazed windows and French doors to the rear garden, skylight, radiator, and tiled flooring.

LANDING: With loft access point.

BEDROOM ONE: 10'3" max x 7' min / 15'2" x 11'9" min. Two PVC double glazed windows to front, radiator, built in wardrobes (single & double), built in cupboard.

BEDROOM TWO: 10'10" x 7'3". PVC double glazed window to rear, radiator, and fitted wardrobes.

BEDROOM THREE: 8' x 7'7". PVC double glazed window to rear, radiator, and newly fitted laminate flooring.

BATHROOM: Obscure PVC double glazed window to side, contemporary white suite comprising panelled bath with electric shower over, hand wash basin, low flushing WC, chrome effect ladder-style radiator, tiled flooring, and tiled surrounds.

GARAGE: (Please check the suitability of this garage for your own vehicle).

GARDEN: This beautifully landscaped, south-facing rear garden features a paved patio area ideal for outdoor seating, gated side access, low-maintenance stone-chipped areas, a timber shed to the rear, and secure fenced boundaries on all sides.

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.

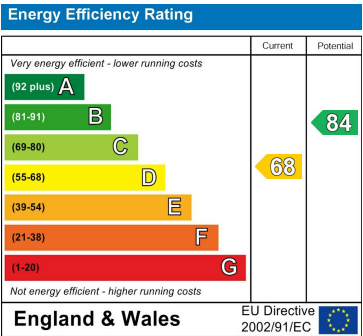
Referral Arrangements: The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services, and you should always consider your options before services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

VIEWING: Highly recommended via Acres on 0121 321 2101



Churchill Road, Sutton Vesey, Sutton Coldfield



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.