

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Three good bedrooms
- Large well appointed white bathroom
- Spacious lounge opening to dining room
- Conservatory
- Fitted kitchen with integrated appliances
- Guest cloakroom/Wc & useful cellar
- Generous mature private rear garden
- Off road parking
- Set in the heart of Boldmere
- No Chain



BOLDMERE ROAD, SUTTON COLDFIELD, B73 5UL - AUCTION GUIDE £300,000

This highly deceptively spacious, well proportioned, Freehold townhouse is set in the heart of Boldmere being just a short stroll from the main high street where you will find an abundance of shops, restaurants and cafés. Sutton Park with all its natural beauty is positioned within a few hundred meters radius as is Wylde Green Station, thus providing ease of access to the cross-city rail line. Well regarded schooling is set close by. The property offers gas central heating and Pvc double glazing (both where specified) and is enhanced further by having been much improved whilst retaining great charm and character. Briefly comprising, off road parking to fore, enclosed porch, deep reception hall, spacious front lounge opening to rear dining area, fitted kitchen with integrated appliances, conservatory, guest cloakroom/Wc. To the first floor there are three good bedrooms together with a large family bathroom. The property has a cellar and generous mature rear garden, all of which to fully appreciate we highly recommend internal inspection.

Set back from the roadway behind a block paved twin car driveway, access is gained to the property via a multi locking door having double glazed inset opening to

FULL ENCLOSED PORCH: part obscure glazed door to

DEEP RECEPTION HALL: radiator, wood laminate flooring

LOUNGE: 12'10" max x 12'01" min x 12'00: Pvc double glazed window to front, radiator, wood laminate flooring, open plan to

DINING ROOM: 12'02" X 10'05" max 9'05" min: Pvc double glazed window and French door to rear, double radiator, wood laminate flooring

KITCHEN: 11' max 10'01 min x 10'00: Pvc double glazed window to side, one and half bowl enamel sink unit having gloss white base units beneath, further fitted units to both base and wall level including drawers, integrated fridge/freezer and dishwasher, elevated electric oven having separate grill, stainless steel gas hob with matching splashback, rolled edge work surfaces, tiled floor

CONSERVATORY: 10'03" X 9'01": Pvc double glazed window to side and rear with French door to garden

GUESTCLOAKROOM/WC: Pvc double glazed obscure window to rear white low flushing Wc with matching vanity hand basin having base unit beneath

STAIRS TO LANDING: storage cupboard

BEDROOM ONE: 14'03" x 13'0" max 12'02" min: Pvc double glazed window to rear, radiator,

BEDROOM TWO: 12'01" max 11'0 min 12'00: Pvc double glazed window to front, radiator, wood laminate flooring

BEDROOM THREE: 9'0 x 7'10: Pvc double glazed window to front, radiator, wood laminate flooring

FAMILY BATHROOM: 10'0" x 10'00: Pvc double glazed obscure window to rear, matching well appointed white suite comprising free standing bath, wash hand basin, low flushing Wc, enclosed large shower cubicle with glazed splash screens, chrome ladder style radiator, tiled floor

OUTSIDE: paved patio area to a deep lawned rear garden having shaped borders with an abundance of shrubs and bushes, additionally featuring a high degree of privacy

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.

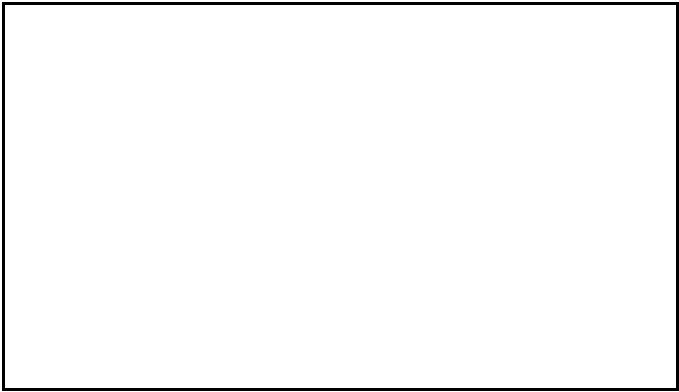
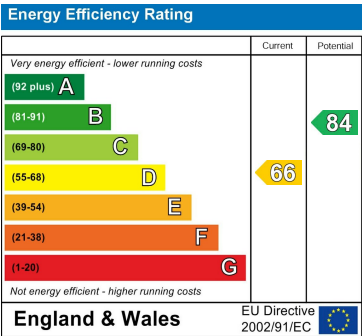
Referral Arrangements: The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services, and you should always consider your options before services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



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.