ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
0121 323 3088 fouroaks@acres.co.uk @ www.acres.co.uk

- Duplex style flat, set over two floors
- Two bedrooms
- Bathroom
- Lounge/dining room
- Fitted kitchen
- Communal & visitor parking
- Communal gardens
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply

BADGERS BANK ROAD, FOUR OAKS, B74 4ES - AUCTION GUIDE £80,000

Set in a convenient residential location, close to rail links at Blake Street station and bus links, this well presented, duplex style flat is set over two floors. Having a security intercom/door release system and communal areas, the property also benefits from having a communal heating system, the cost of which is included within your annual service charge. The accommodation briefly comprises two bedrooms, bathroom, lounge/dining area, fitted kitchen, communal parking & gardens.

FIRST FLOOR ENTRANCE: Useful storage cupboard, stairs down to bedrooms, doors to:

LOUNGE: 17'5" max / 7'7" min x 16'7" max / 9' min Three double glazed windows to front, space for sofas and dining table, radiator, serving hatch to kitchen.

FITTED KITCHEN: 9'6" x 6'6" Stainless steel bowl sink/drainer unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, space for oven/grill, hob above, space for fridge/freezer, tiled splash backs, tile effect flooring, stairs off, door to communal walkway, large storage cupboard, doors to:

BEDROOM ONE: 14'8" x 8'6" Double glazed window to front.

BEDROOM TWO: 14'9" x 7'9" Double glazed window to front.

BATHROOM: 8'5" x 5'9" max / 4'2" min Suite comprising corner bath with shower over, tiled splash backs, wash hand basin, wall mounted mirrored storage cupboard, low flushing wc, tile effect flooring, storage cupboard with shelving.

OUTSIDE: To the rear there is a communal parking area and communal gardens to enjoy.

**** 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 £349.00 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 4.5% 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. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

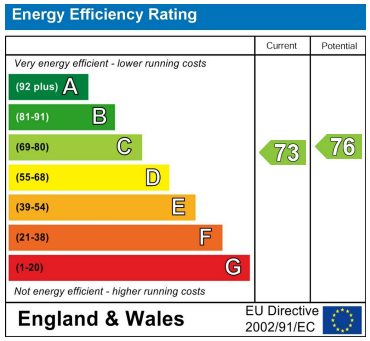
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

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

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 323 3088



Bryony, Badgers Bank Road, Four Oaks

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.