

# ACRES

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www.acres.co.uk



- Sold Via Modern Method of Auction
- End-terraced Property
- Lounge & Dining Room
- Breakfast kitchen
- Utility & Guest WC
- Three well proportioned bedrooms
- Family bathroom
- Attractive rear garden
- Close to local amenities, reputable schools, and transport links
- No Chain



**GRAVELLY LANE, ERDINGTON, B23 6LT - AUCTION GUIDE £180,000**

This end terraced home offers spacious and versatile living accommodation, making it an ideal choice for families, first time buyers or investors. Benefitting from PVC double glazed windows and gas central heating (where specified), the property enjoys bright interiors and a generous rear garden. Perfectly situated close to local schools, shops, and transport links, this home combines comfort, convenience and charm in a sought after location.

Accessed via a paved entrance from the front garden, with steps leading up to a porch. The approach is bounded by mature shrubs and a gated entrance offering privacy.

Porch: Entered through a PVC double glazed composite front entrance door with PVC double glazed windows to the front and side, leading into:

Hallway: Featuring an obscure glazed inner door, radiator, laminate wood effect flooring, stairs to the first floor, and doors leading to:

Lounge 13'01" (max) x 10'11" (min) x 10'00": A bright room with a PVC double glazed box bay window to the front, radiator with cover, laminate wood effect flooring, and opening to:

Dining Room 12'10" x 11'03": With a PVC double glazed window to the rear, an electric coal effect fire set on a marble hearth with a decorative surround, and a radiator with cover.

Breakfast Kitchen 16'01" x 8'03": Comprising a PVC double glazed window to the side, obscure PVC double glazed door to the side with an additional PVC double glazed window alongside, a stainless steel sink and drainer set in roll top work surfaces with matching base and wall units with drawers, space for a cooker and washing machine, tiled splashbacks and flooring, radiator, door to an understairs cupboard, and opening to a pantry style cupboard with an obscure wooden window to the side.

Utility Space: With a wooden window to the rear, space for tumble dryer and door to:

Guest WC: Featuring an obscure PVC double glazed window to the side, low flushing WC and tiled splashback.

Landing: Providing loft access point, storage cupboard, and doors leading to:

Bedroom One 13'07" x 10'11": With two PVC double glazed windows to the front, radiator, and a decorative feature fireplace set on a tiled hearth.

Bedroom Two 12'11" x 8'08" (max) / 7'10" (min): Including a PVC double glazed window to the rear and electric heater.

Bedroom Three 12'07" x 8'03" (max) / 7'00" (min): With a PVC double glazed window to the rear.

Bathroom: Featuring an obscure PVC double glazed window to the side, corner panelled bath, low flushing WC, wash hand basin, and radiator.

Rear Garden: A delightful outdoor space comprising a paved patio to the side and rear, a lawned area with paved stepping stone pathway, and well stocked borders with bushes and plants to both sides and rear.

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.

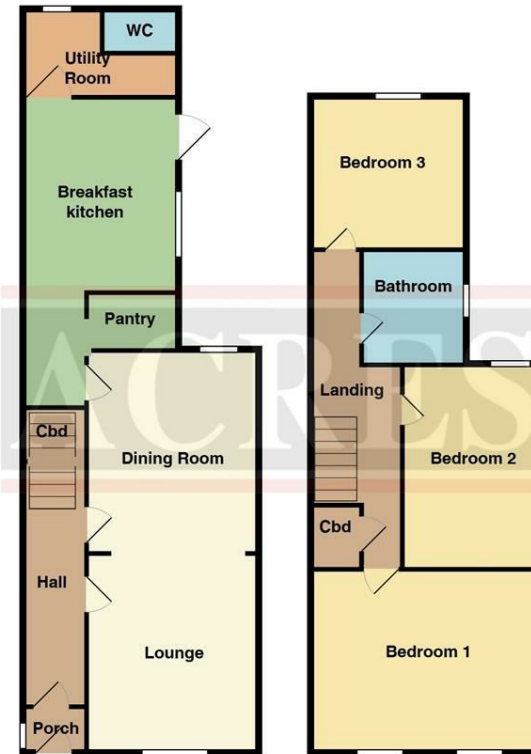


TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : B COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.