

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Two ground floor bedrooms
- Further third bedroom located on the first floor
- Front lounge
- Kitchen and family bathroom to the ground floor
- Integral garage
- Generous plot with potential for extension or further development (STPP)
- Highly sought after location, close to Mere Green
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply



HILL VILLAGE ROAD, FOUR OAKS, B75 5JW - AUCTION GUIDE £485,000

A fantastic opportunity to acquire a dormer bungalow occupying a generous plot in a highly sought after location, offering significant scope for modernisation, remodelling and potential further development, subject to the necessary planning permissions and consents. The existing accommodation comprises two ground floor bedrooms, lounge, kitchen, bathroom and garage, with a third bedroom located on the first floor. Whilst requiring a programme of updating and refurbishment, the property offers an excellent blank canvas for those looking to redesign and create a home to their own specification. Ideally positioned for local schooling and catchment areas, rail connections and the excellent range of shops, restaurants and amenities available in Mere Green, this is a property with genuine potential and plenty of possibilities.

ACRES recommendation: An exciting opportunity for buyers seeking a property where they can put their own stamp on a home and unlock its considerable potential, with the generous plot providing further possibilities subject to the appropriate permissions.

Set back from the roadway behind a multi-vehicle driveway with central fore garden, access to the property is gained via:

CANOPY PORCH: Obscure pvc double glazed door into:

RECEPTION HALL: Window to front, stairs off, useful storage cupboard, doors to:

LOUNGE: 15'11" max / 14'9" min x 10'6" Pvc double glazed window and door to rear, double glazed window side, feature fireplace, fitted shelving.

KITCHEN: 13'6" x 6'10" Pvc double glazed window to rear, obscure pvc double glazed door to side, stainless steel sink/drainers unit set into rolled edge work surfaces, fitted units to base and wall level with drawers, space for oven, plumbing and space for washing machine, tile effect flooring.

LOBBY: 21'4" x 5'5" Doors to front and rear.

BATHROOM: 7'1" x 6'3" Obscure pvc double glazed window to front, bath with shower over, tiled walls, wash hand basin, low level wc.

BEDROOM ONE: 15'11" x 10'6" Pvc double glazed windows to side and rear, wall mounted storage heater.

BEDROOM TWO: 13'8" x 10'10" max / 9'8" min Pvc double glazed window to front, alcove for wardrobes.

STAIRS TO LANDING: Picture window into:

BEDROOM THREE: 20'8" max / 13'9" min x 12'2" Obscure glazed window to front, pvc double glazed window to rear.

GARAGE: Up and over garage door to front, glazed window to rear (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Set on a private, mature and generous plot having paved patio area with steps leading down to lawn, having borders with mature shrubs, bushes and trees.

*** 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.

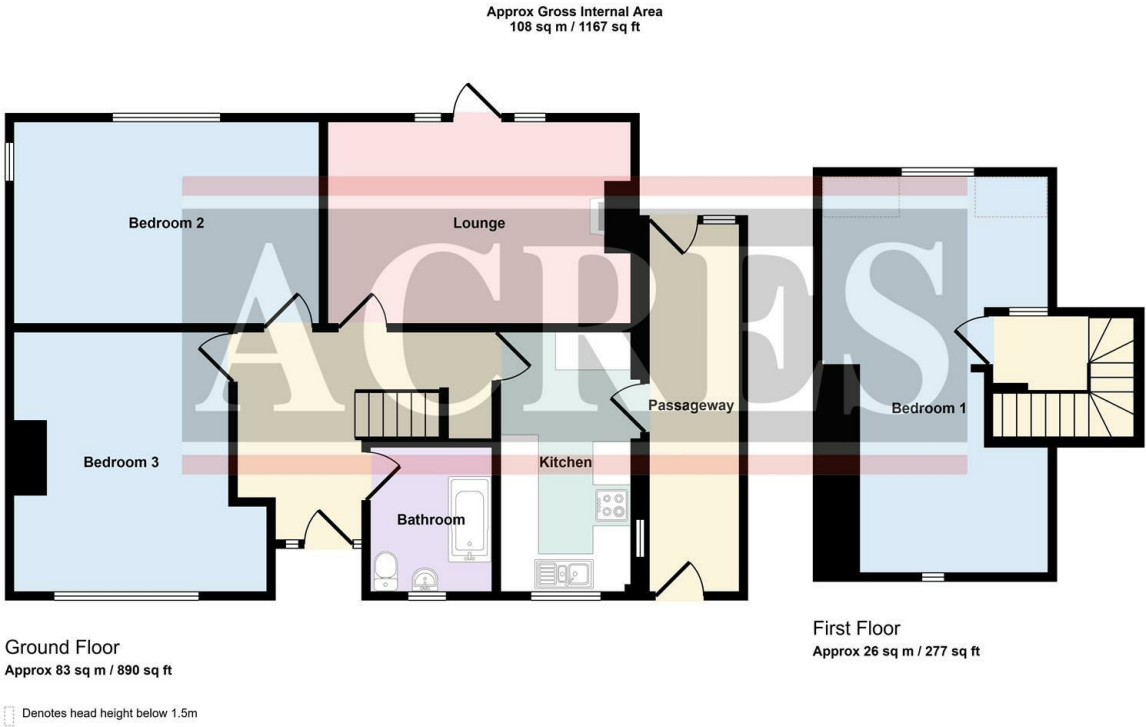


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088

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



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.