ACRES
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- Spacious two bedroom top floor maisonette
- Ideal first time purchase or investment opportunity
- Convenient location
- Being Sold Via Modern Method of Auction
- Walking distance to Sutton Coldfield Town Centre
- Excellent transport links including train station and bus routes
- Lounge and fitted kitchen
- Well appointed bathroom
- Rear garden
- No Chain





SANDY CROFT, SUTTON COLDFIELD, B72 1JG - AUCTION GUIDE £135,000

Situated just off the ever popular Maney Hill Road, this well proportioned two bedroom top floor maisonette occupies a highly convenient position within easy reach of Sutton Coldfield Town Centre and is being sold with no chain. The property enjoys excellent access to a wide range of shops, restaurants, cafés and leisure facilities, while commuters will appreciate the close proximity to Sutton Coldfield Train Station, regular bus routes and excellent road links. This fantastic location also makes the property highly attractive to first time buyers looking to step onto the property ladder, as well as investors seeking a buy to let opportunity. Offering the benefit of its own entrance and a generous internal layout, this delightful maisonette provides well presented accommodation throughout together with the added advantage of a rear garden. The spacious lounge, fitted kitchen, two excellent sized bedrooms and family bathroom combine to create a comfortable and practical home, while the outdoor space offers an unexpected feature rarely found with maisonette living. Early viewing is highly recommended to fully appreciate the accommodation on offer.
The property is accessed via its own private front door, approached by a shared paved pathway. Stairs rise to the first floor accommodation.

ENTRANCE HALL: Having loft access, radiator and doors leading to all accommodation.

LOUNGE: 12'00" x 10'11" A bright and welcoming reception room featuring a PVC double glazed window to the front elevation, wall mounted electric flame effect fire, radiator and ample space for a range of lounge furniture.

KITCHEN: 12'01" x 6'07" Fitted with a range of matching base units, wall cupboards and drawers with roll top work surfaces incorporating a stainless steel sink and drainer. Integrated oven with hob and extractor canopy above, under counter fridge, freezer and washing machine, tiled splashback surrounds, vinyl flooring, radiator and useful pantry/storage cupboard. Two PVC double glazed windows provide natural light from the rear and side elevations.

BEDROOM ONE: 13'05" x 8'06" A generous double bedroom having two PVC double glazed windows to the front elevation, radiator and ample space for a range of bedroom furniture.

BEDROOM TWO: 12'01" x 10'11" Another well proportioned bedroom with PVC double glazed window overlooking the rear garden, radiator and space for bedroom furnishings.

BATHROOM: Appointed with a panelled bath incorporating an electric shower over, low flushing WC and vanity unit with inset hand wash basin. Complemented by half height tiled walls, obscure PVC double glazed window to the rear, chrome effect heated towel rail and useful built in storage cupboard.

OUTSIDE: A particular feature of the property is its rear garden, offering a wonderful outdoor space to relax and entertain. The garden comprises a decked seating area, timber storage shed, lawned section and steps leading to an elevated patio, creating an ideal spot for outdoor dining or enjoying the warmer months.

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.









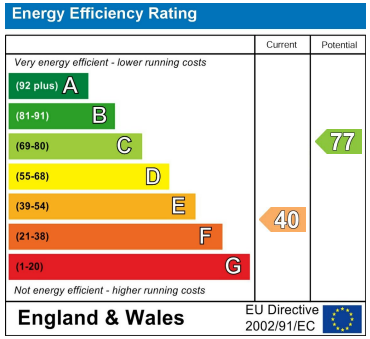
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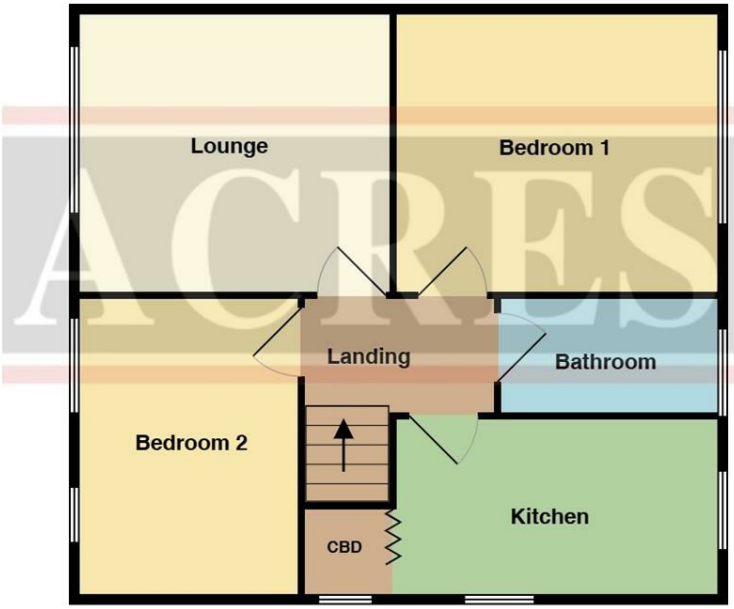
TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 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 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.