

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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www.acres.co.uk



- Second floor retirement apartment
- Lounge with space for dining
- Fitted kitchen
- Two bedrooms with built in wardrobes
- Modern shower room
- Electric heating and double glazing
- Communal Garden and Lounge
- Over 60's Only
- Purpose built retirement development
- Internal viewing is highly recommended



**MIDLAND DRIVE, SUTTON COLDFIELD, B72 1TU - AUCTION GUIDE £90,000**

This two bedroom, second floor retirement apartment offers independent and convenient living for the over 60s. The property is briefly comprised of lounge, fitted kitchen, two bedrooms both with built in wardrobes and a shower room. The residential development provides a residence lounge, site manager, intercom system, car park, and communal gardens. Designed with ease of access and low maintenance in mind, the property forms part of a popular, retirement development and provides safe, secure environment with the added benefit of community facilities and beautifully maintained communal gardens.

Accessed via the main entrance, the hall offers a loft access point, intercom system and two doors to useful storage cupboards.

**HALL:** Wood effect flooring, electric wall heater and two doors leading to useful storage cupboards. Further doors provide access through to the principal living accommodation.

**LOUNGE:** 17'08" max / 8'11" min x 15'09" max / 10'00" min A well proportioned L-shaped living space, ideal for both seating and dining areas. Featuring a PVC double glazed window to the rear, electric wall heater and an electric coal effect feature fire, creating a comfortable and versatile room.

**KITCHEN:** 9'01" x 6'00" Fitted with a range of roll top work surfaces incorporating a sink and drainer, with matching base and wall units and drawers. Integrated fridge and freezer, eye level electric oven, four ring electric hob with extractor hood over. Finished with wood effect flooring and an open archway leading back into the lounge.

**BEDROOM ONE:** 17'09" x 15'10" min / 8'08" A spacious double bedroom with PVC double glazed window to the rear, electric wall heater and built in wardrobes.

**BEDROOM TWO:** 12'06" max / 11'08" min x 8'08" PVC double glazed window to the rear, electric wall heater and built in wardrobe.

**SHOWER ROOM:** A contemporary shower room comprising a large enclosed shower with seat and grab handle, low level WC and hand wash basin set within a vanity unit. Complemented by wood effect flooring, half tiled walls and a chrome effect ladder style radiator.

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.

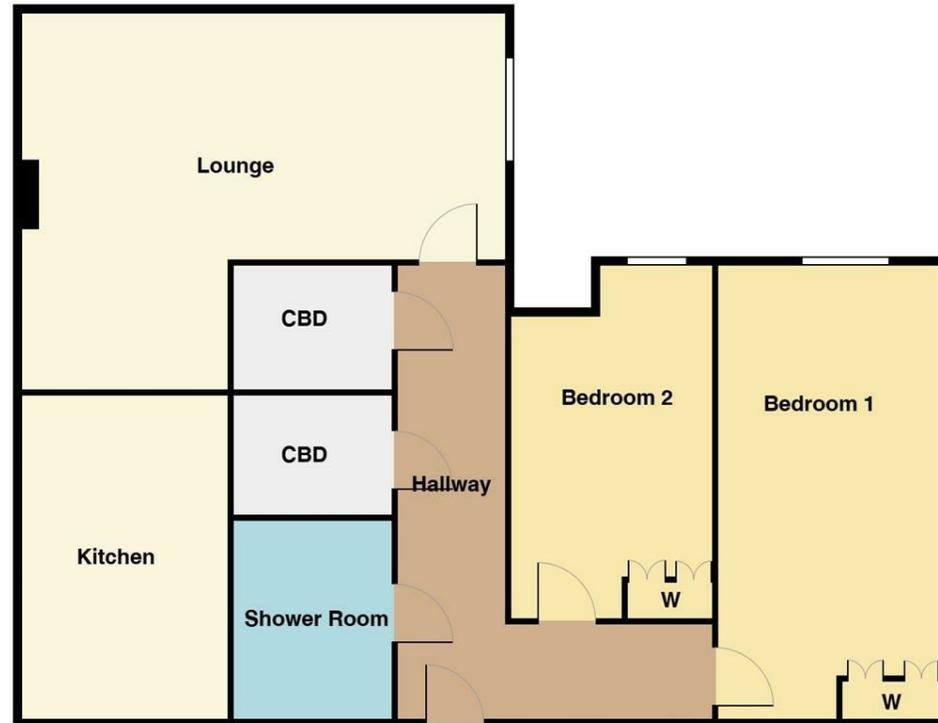


**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** D    **COUNCIL:**

**VIEWING:** Highly recommended via Acres on 0121 321 2101

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



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.