

# ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY  
☎ 0121 323 3088 ✉ [fouroaks@acres.co.uk](mailto:fouroaks@acres.co.uk) @ [www.acres.co.uk](http://www.acres.co.uk)

- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- Top floor flat
- Two double bedrooms & well appointed bathroom
- Spacious lounge & fitted kitchen
- Garage included
- No upward chain
- Communal gardens & parking
- Open views over fields to fore
- Ideal for first-time buyers, downsizers, or investors



**ALDRIDGE ROAD, STREETLY, B74 2DS - AUCTION GUIDE £120,000**

Situated within the highly regarded Croxton Court development in Streetly and benefitting from no upward chain, this well presented top floor flat offers spacious and well proportioned accommodation, enhanced by open views to the fore. Set within a popular and convenient residential location, the property benefits from communal parking, a garage, and access to well maintained communal gardens, providing a pleasant setting for residents to enjoy. Ideally suited to first time buyers, downsizers, or investors, the apartment combines comfortable living with excellent local amenities, well regarded schooling and transport links close by. Briefly comprising lounge, fitted kitchen two bedrooms and a bathroom. All of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind communal gardens, a pathway leads to:

**COMMUNAL HALL:** Pvc double glazed door and side intercom/door release system, stairs lead off to all floors, a multi-locking wooden front door opens to:

**RECEPTION HALL:** Useful storage cupboard, wood effect flooring, electric radiator, doors to:

**LOUNGE:** 16'10" x 12' Pvc double glazed window to side, feature fireplace with matching hearth and mantle, electric radiator.

**FITTED KITCHEN:** 10'5" x 6'11" Pvc double glazed window to side, one and a half bowl sink/drain unit set into box edged work surfaces, tiled splash backs, there is a range of fitted units to both base and wall level including drawers, plumbing and recess for washer/dryer, inset oven and four ring electric hob, pantry cupboard, useful storage cupboards.

**BEDROOM ONE:** 11'6" x 8'11" Pvc double glazed window to side, built-in double wardrobe with mirrored sliding doors, electric radiator.

**BEDROOM TWO:** 10'2" x 8'5" Pvc double glazed window to rear, built-in double wardrobe, electric radiator.

**BATHROOM:** 7' max / 4'11" min x 5'11" Pvc double glazed obscure window to front, white suite comprising 'P'-shaped bath with shower over, wash hand basin, low level wc, wall mounted storage cupboard housing central heating, tiling to walls.

**OUTSIDE:** Communal parking area and gardens having lawns and a variety of mature shrubs and bushes.

**SINGLE GARAGE:** Located in a separate block (Please check the suitability of this garage for your own vehicle)

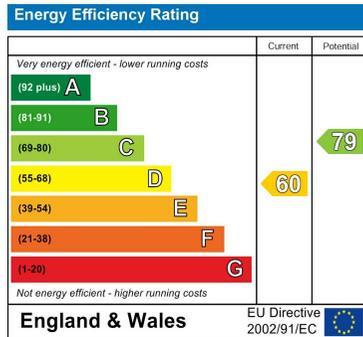
\*\*\* This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property 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 4.50% 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. Payment varies but will be no more than £450.00. These services are optional.



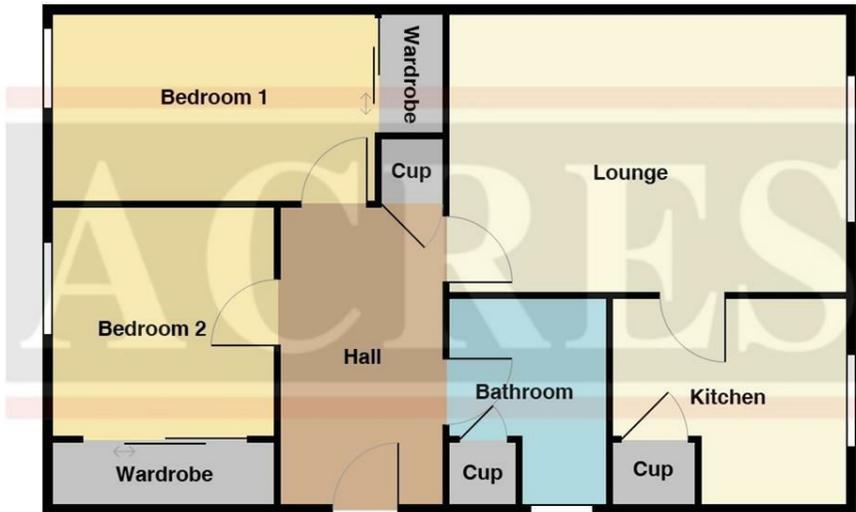
**TENURE:** We have been informed by the vendor that the property is Leasehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** B    **COUNCIL:** Walsall

**VIEWING:** Highly recommended via Acres on 0121 323 3088



### Croxton Court, Aldridge Road, Streetly, B74 2DS



**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.