

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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www.acres.co.uk

SOLD
£360,000



- Three good bedrooms
- White bathroom & separate WC
- Spacious rear lounge
- Separate dining room
- Extended kitchen
- Potential laundry room/ utility room
- Large garage
- Generous mature rear garden
- Boarded loft with windows, offering outstanding scope and potential



DARNICK ROAD, SUTTON COLDFIELD, B73 6PF - AUCTION GUIDE £330,000

Rarely does a property come to the market which has been in the same family for approximately 90 years. Accordingly, this imposing, spacious, extended, Freehold semi-detached house offers the opportunity to acquire a property of great style and character, enabling any prospective purchaser to place their own stamp upon it. Set in a prime, sought-after location, just a short stroll from Sutton Park, the property is similarly placed for a range of shopping facilities in New Oscott, as well as being within only a few hundred metres of Boldmere Shopping Centre, where you'll find a host of restaurants and cafes. Offering partial PVC double glazing and a combination of radiator heating/ storage heaters (working condition of each unknown or untested), the property additionally is set upon a generous, mature plot. To fully appreciate the property on offer, its true proportions, great scope and potential, we highly recommend an internal inspection. Briefly comprising: reception hall, spacious rear lounge, dining room, extended kitchen, side potential utility room with WC off. To the first floor, there are three double bedrooms together with a family bathroom and separate WC. The property additionally has a boarded loft with skylight windows. Additionally, there is a large single garage and generous mature rear garden. Council tax: D.

FRONTAGE: Set back from the roadway behind a lawned fore garden with side twin car driveway, access is gated to the property via a PVC double glazed door opening to:

FULLY ENCLOSED PORCH: PVC double glazed windows to front and side, door to:

RECEPTION HALL: Obscure, leaded, light window to front, radiator, storage heater, understairs storage cupboard, pantry cupboard with shelving and obscure window to side.

SPACIOUS REAR LOUNGE: 14'10" max / 13'9" min x 14'0" max / 11'9" min. PVC double glazed, bay window to rear with central, double glazed French door to garden, enclosed, coal fire set on a tiled hearth with matching recess, double radiator, storage heater.

DINING ROOM: 14'6" max / 12'0" min x 11'4" max / 10'2" min. Bay window to fore, double radiator, open fireplace/ recess set on a tiled hearth having matching surround, storage heater.

KITCHEN: 14'1" x 7'10". PVC double glazed windows to side and rear, single drainer sink unit set into rolled edge work surfaces having tiled splash backs, a range of fitted units to base and wall level including drawers, electric oven and hob, recesses for appliances.

SIDE POTENTIAL UTILITY/LAUNDRY ROOM: 24'2" max / 14'0" min x 6'8" max / 3'6" min. PVC double glazed window and door to rear, fitted wall and base units, rolled edge work surfaces, space for appliances, door to garage.

SEPARATE WC: Low flushing white WC, obscure window to side.

STAIRS TO LANDING: Leaded light obscure window to side.

BEDROOM ONE: 14'9" max / 11'10" min x 11'6". Bay window to fore, radiator.

BEDROOM TWO: 14'2" max / 11'10" min x 11'6". PVC double glazed bay window to rear, radiator, double and single wardrobes.

BEDROOM THREE: 12'4" max / 6'6" min x 11'4" max / 7'10" min. PVC double glazed window to rear, double radiator, storage heater, double wardrobe.

BATHROOM: Obscure PVC double glazed window to side, bath, wash hand basin, tiled splash backs, radiator, airing cupboard.

SEPARATE WC: Obscure PVC double glazed window to side, low flushing white WC.

LOFT: Retractable loft ladder gives access to a boarded loft having skylight windows.

LARGE GARAGE: 17'0" x 9'9". (Please check the suitability of this garage for your own vehicle).

OUTSIDE: Paved patio area opens to a generous, lawned, rear garden having shrubs and bushes.

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.

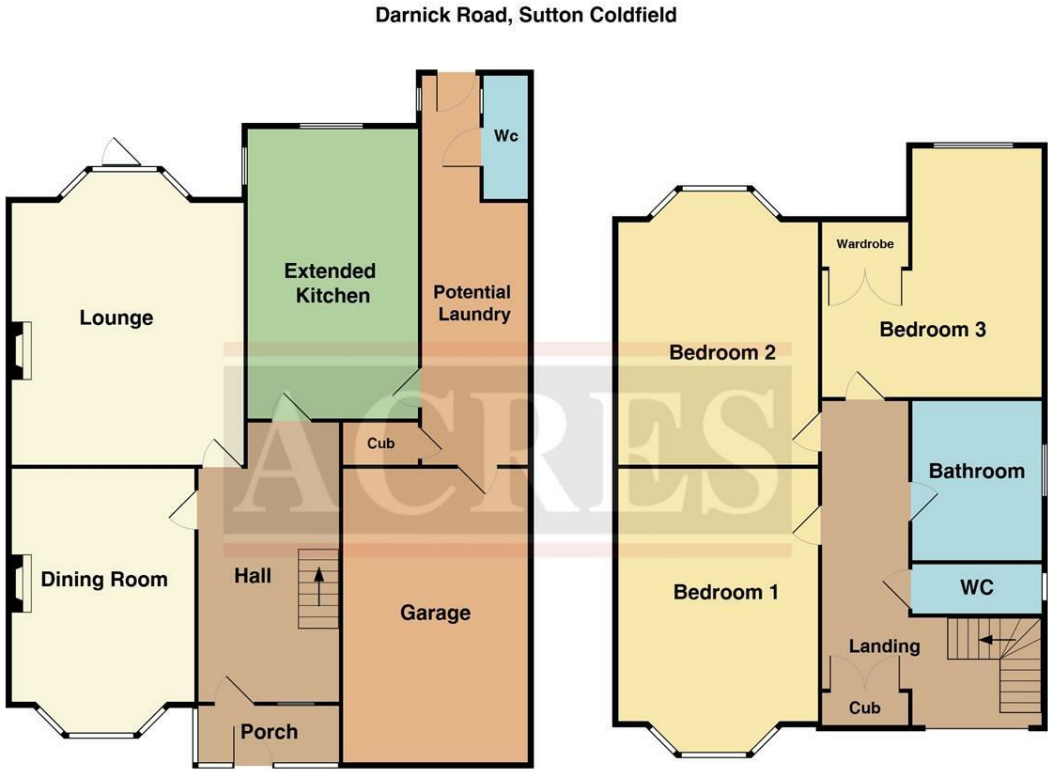


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D 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		
(39-54) E		
(21-38) F	32	53
(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.