ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
0121 323 3088 fouroaks@acres.co.uk @ www.acres.co.uk



- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- Four bedrooms
- Two bathrooms
- Generous, spacious lounge
- Separate dining room
- Breakfast kitchen
- Large side garage
- Substantial rear garden





FOUR OAKS COMMON ROAD, FOUR OAKS, B74 4NJ - AUCTION GUIDE £300,000

This imposing, attractive, freehold, semi-detached cottage, is approximately 200 years old and therefore is one of the original cottages within the Four Oaks conurbation and so offers a rare opportunity to purchase a property of such character. Providing the scope fore alteration, modernisation and refurbishment, the property has been enlarged and is set upon a generous, mature plot. Offering gas central heating and double glazing (both where specified) to fully appreciate the property on offer, together with it's true potential, we highly recommend an internal inspection. Just a short stroll from shopping facilities at 'The Crown', the property is only positioned within a few hundred metres radius of Sutton Park, the Cross City rail line and well regarded schooling for all ages.

PLEASE NOTE: THESE PHOTOGRAPHS HAVE BEEN ENHANCED USING AI TO REMOVE PERSONAL BELONGINGS AND IMPROVE THEIR OVERALL PRESENTATION. AS A RESULT, SOME ROOMS MAY APPEAR IN BETTER CONDITION THAN THEY ARE IN REALITY. WE THEREFORE STRONGLY RECOMMEND VIEWING THE PROPERTY IN PERSON TO FULLY APPRECIATE ITS CONDITION AND THE EXTENT OF ANY WORKS REQUIRED.

Having a twin car driveway to the side and cottage style garden to fore, access is gained to the property via a:

FULLY ENCLOSED PORCH: Window to side, glazed door into:

RECEPTION HALL: Window to side, radiator, stairs off.

SPACIOUS LOUNGE: 28' x 11'6" Two pvc double glazed bow windows to fore, two radiators, fire surround with matching hearth and mantle and central gas fire.

DINING ROOM: 13'9" x 12' Pvc double glazed bow window to rear, fire surround with hearth and mantle and gas fire.

BREAKFAST KITCHEN: 16'6" max / 10'3" min x 14'2" max / 10'8" min Pvc double glazed window and part double glazed door to rear, single drainer sink unit having base unit beneath, further fitted units to both base and wall level including drawers, rolled edge work surfaces, space of appliances, radiator.

BATHROOM ONE: Pvc double glazed obscure window to side, matching suite comprising bath, vanity wash hand basin, low flushing wc, radiator, linen cupboard.

BATHROOM TWO: Pvc double glazed windows to side and rear, matching suite comprising bath, wash hand basin, low flushing wc, radiator.

STAIRS TO LANDING: Two pvc double glazed windows to rear.

BEDROOM ONE: 14' max / 12'10" min x 11'6" Pvc double glazed window to fore, radiator.

BEDROOM TWO: 13'4" max / 12'2" min x 11'6" Pvc double glazed window to fore, radiator.

BEDROOM THREE: 8'6" max / 6' min x 7'7" Pvc double glazed bay window to rear, radiator.

BEDROOM FOUR: 8'7" max / 6' min x 7'1" Pvc double glazed bay window to rear, radiator.

SIDE DOUBLE GARAGE: (Please check the suitability of this garage for your own vehicle) Up and over door, window to side.

OUTSIDE: Patio area to a substantial rear garden having lawn flanked by borders with mature shrubs, bushes and trees, timber shed, summerhouse, greenhouse.

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, 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.





















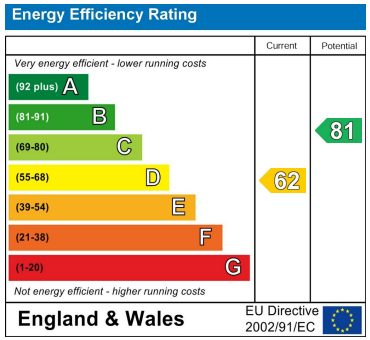
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The Property Ombudsman

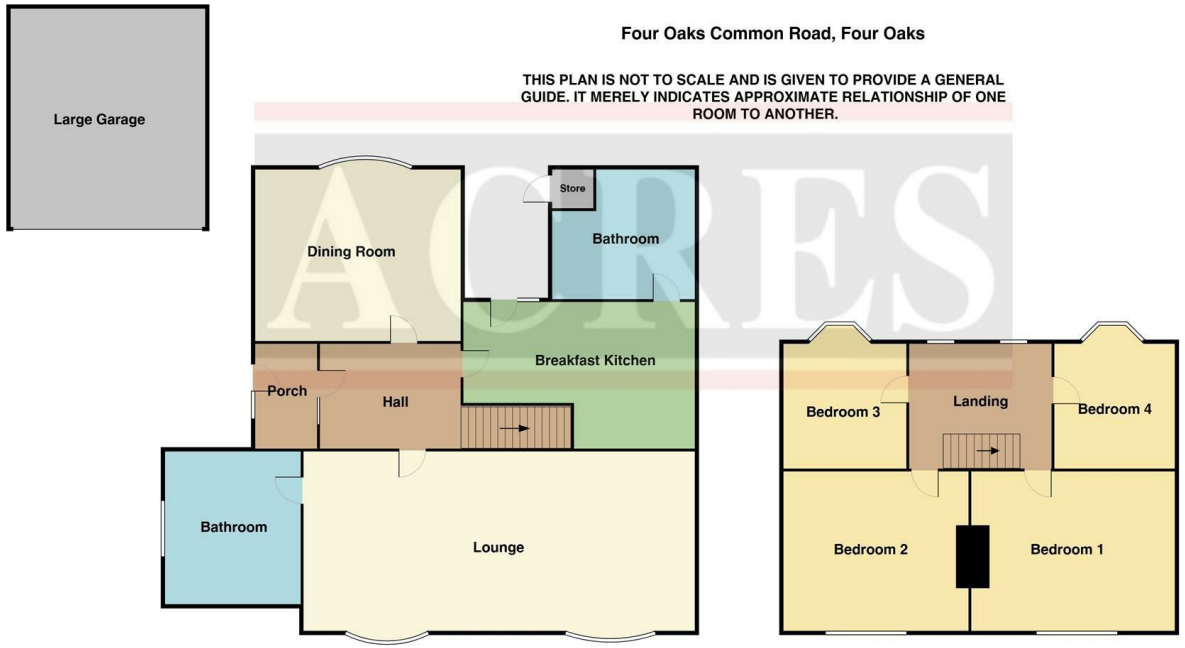
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E COUNCIL : Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088







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 their purpose, or within 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.