

ACRES

Four Oaks Office : 74a Walsall Road, Four Oaks, Sutton Coldfield B74 4QY
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- Three bedrooms
- Family bathroom
- Lounge & separate dining room
- Fitted kitchen
- Garage with utility area & guests wc
- Set in a central location
- Adjacent to open fields
- No upward chain
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price & buyers fees apply



ALDRIDGE ROAD, STREETLY, B74 2DP - AUCTION GUIDE £310,000

This highly, deceptively spacious, traditional, freehold, semi-detached family home, is set in a prime, central location close to local bus services and schooling. Sutton Park, with all its natural beauty, is set within short walking distance together with having open fields to fore, furthermore the property is well served by excellent road networks. Complemented by gas central heating and pvc double glazing (both where specified), to fully appreciate the property on offer, its host of feature and improvements, we highly recommend an internal inspection. Briefly comprising reception hall, lounge, separate dining room, fitted kitchen, guests cloakroom/wc, garage with utility area, three bedrooms, family bathroom and rear garden

Set back from the roadway behind a multi-vehicle driveway with gates, access to the property is gained via a pvc double glazed door to front into:

PORCH: Pvc double glazed windows, obscure pvc double glazed front door opens to:

RECEPTION HALL: Stairs off, radiator, doors to:

DINING ROOM: 12'10" x 12'3" Pvc double glazed bay window to front, serving hatch to kitchen, radiator, glazed door to:

LOUNGE: 14'7" x 10'6" max / 9'3" min Pvc double glazed sliding doors to rear, coal effect feature fireplace with rustic brick surround and tiled hearth, storage cupboard to side, folding door to:

FITTED KITCHEN: 22'9" x 4'9" Pvc double glazed window to side with tiled display/storage ledge, obscure glazed door to side, stainless steel sink/drainage unit set into rolled edge work surfaces, there is a range of fitted units to both base and wall level including drawers, space for cooker, extractor canopy over, space for fridge/freezer, , plumbing and space for washing machine, wood effect flooring, radiator.

UTILITY/GARAGE: 35'2" max / 29'6" min x 7'2" Double opening garage doors, obscure glazed door to rear, door to wc, space and potential for enlargement/alteration (subject to necessary planning permissions/consent) Please check the suitability of this garage for your own vehicle

WC: Obscure pvc double glazed window to rear, low level wc.

STAIRS TO LANDING: Doors off to:

BEDROOM ONE: 12'10" x 13'7" max / 12'2" min Pvc double glazed bay window to front, additional pvc double glazed window to front, two single built-in wardrobes with overhead storage, recess for dressing table or additional storage, radiator.

BEDROOM TWO: 8'7" x 7'10" Pvc double glazed window to front, radiator.

BEDROOM THREE: 10'7" x 6'5" Pvc double glazed window to rear, radiator.

BATHROOM: 6' x 5'7" Pvc double glazed obscure window to side, white suite comprising bath with tiled splash backs and shower over, low level wc, wash hand basin, wall mounted storage cupboard, part tiled walls.

GARDEN: Paved patio area with lawn having a variety of mature shrubs, bushes and trees, leading to additional paved area with shed.

**** 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 buyers 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 £445 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 : C **COUNCIL :** Walsall

VIEWING: Highly recommended via Acres on 0121 323 3088

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



Aldridge Road, Streetly, B74 2DP



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 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.