

ACRES

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- Sold Via Modern Method of Auction
- Spacious five bedroom mid terraced freehold family home
- Large family lounge with bay window
- Separate dining room with French doors to the garden
- Breakfast room
- Fitted kitchen with integrated oven
- WC and useful basement
- Five generously sized bedrooms
- Extensive rear garden with patio and mature borders
- Ideal family home in a highly convenient location



CHESTER ROAD, SUTTON COLDFIELD, B73 5HL - AUCTION GUIDE £325,000

CONSIDERABLE PLOT!* This impressively proportioned and highly deceptive, five bedroomed, mid-terraced freehold family home is position on a sought after part of Chester Road in Sutton Coldfield, with a huge amount of potential throughout. Walking distance to a variety of amenities and facilities in nearby neighbouring towns including Wylde Green, Boldmere and Erdington, the homes position is nothing short of excellent. Readily available bus services are accessible nearby, together with the cross city rail line at Chester Road Station. Benefitting from the provisions of gas central heating and pvc double glazing (both where specified), internal rooms briefly comprise: porch, entrance hall, family lounge, dining room, breakfast room, fitted kitchen, guest cloakroom/w.c., basement, five impressively sized bedrooms, and two bathrooms. Externally the home is approached via a multivehicle drive with access to a single garage, the rear garden is substantial and can only be appreciated by a full viewing.

Set back from the road behind a multi vehicle, block paved drive, access is gained into the accommodation via a PVC door into:

Porch: An internal obscure glazed door opens to:

Deep entrance hall: Doors open to family lounge, dining room and to basement, double glazed obscured door to rear, glazed door to breakfast room, radiator, stairs off to 1st floor.

Family lounge: 15'4" x 14'9": Glazed bay window to fore, ornamental coal fireplace set upon a tiled hearth having contrasting surround and mantle over, radiator, door back to entrance hall.

Dining room: 19'0" x 12'5": Glazed bay window with French doors open to the rear garden, ornamental coal fireplace set upon a tiled hearth having matching surround and period style mantle over, radiator, door back to entrance hall.

Breakfast room: 12'3" x 9'11": Glazed window to rear, space for breakfast table and chairs, radiator, doors to storage areas, glazed door back to entrance hall, access is provided to:

Fitted kitchen: 15'9" x 9'5": Glazed windows to rear garden with door opening to side, matching wall and base units with integrated oven and grill, space for fridge/freezer, rolled edged worksurface with one and a half stainless steel sink drainer unit, four ring gas hob having extracted canopy over, tiled splashback, radiator, access is provided back to breakfast room and door opens to:

WC: Suite comprising wash hand basin and low level WC, door back to kitchen and door to rear garden.

Stairs and landing to 1st floor: Return stairs provide doors to 5 bedrooms, two family bathrooms, and storage.

Bedroom one: 15'11" (Max) by 12'6" x 9'6": Glazed bay window to rear with further window to side, space for double bed and complementing suite, ornamental fireplace with surround, radiator, door back to landing.

Bedroom two: 13'5" x 12'5": Glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

Bedroom three: 15'5" x 10'0": Glazed window to fore, space for double bed and complementing suite, radiator, door to storage and door back to landing.

Bedroom four: 12'7" (Max) x 10'4" x 9'6": Glazed bay window to rear, space for double bed and complementing suite, radiator, door back to landing.

Bedroom five: 8'8" x 5'9": Glazed window to fore, space for bed and complementing suite radiator, door back to landing.

Guest bathroom: Obscure glazed window to side and further obscure window overlooking stairwell, suite comprising bath with glazed splash screen by folding door to side, pedestal wash hand basin, and low-level WC, ladder style radiator, panelled splashback, glazed door back to landing.

Main family bathroom: Glazed window to side, suite comprising bath, low-level WC and pedestal wash hand basin, ladder style radiator and traditional radiator, tiled splashback, and obscure glazed door opens back to landing.

Rear garden: Paved patio advances from the accommodation and leads to a lengthy, predominantly shrub lined perimeter offering vast space and potential. Access is given back to the home via doors to w.c., kitchen, and dining room, a side door opens to:

Garage: 50-50 split doors open to fore, door back to rear garden.

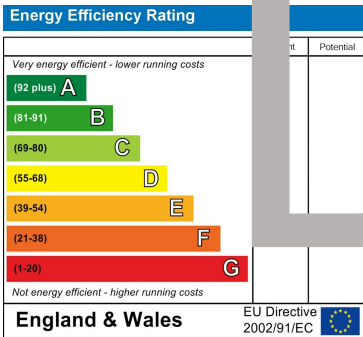
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being 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: Birmingham

VIEWING: Highly recommended via Acres on 0121 321 2101



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