

ACRES

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- Substantial grounds extending to up to approximately two acres
- Exceptionally private, secluded and peaceful setting
- Rare development opportunity offered to auction with no upward chain
- Existing property currently occupying the site
- Planning permission for an impressive five-bedroom detached residence
- Proposed accommodation to include five bathrooms
- Magnificent open-plan kitchen, dining and family living space
- Separate lounge and garage included within the approved plans
- Ecological and bat surveys already undertaken
- For sale via Modern Method of Auction, Buyers Fee's apply



VALE AVENUE, WALSALL, WS9 0SJ - AUCTION GUIDE £900,000

Acres are delighted to present this exceptionally rare and exciting opportunity, occupying a wonderfully secluded and peaceful position along the highly desirable Vale Avenue, Bourne Vale. Set within extensive grounds extending to up to approximately two acres, this remarkable site offers an exceptional degree of space, privacy and seclusion, creating a truly unique setting in which to develop a substantial family residence. An existing property currently occupies the site, with the benefit of planning permission for the creation of an impressive five-bedroom, five-bathroom detached home. The approved plans provide for generous and luxurious accommodation, including a magnificent open-plan kitchen, dining and family living space, separate lounge, five well-proportioned bedrooms, five bathrooms and a garage. The extensive surrounding land is undoubtedly one of the defining features of the opportunity, providing a superb sense of openness and privacy while allowing the proposed residence to sit comfortably within its substantial grounds. Ecological and bat surveys have already been undertaken, further adding to the appeal for purchasers looking to progress this exciting project. Offered to auction with no upward chain, this is an incredibly rare chance to acquire a substantial site with planning permission in a quiet, private and highly desirable setting.

RECEPTION HALL: Doors off to:

LOUNGE: 22'4" x 11'7"

BREAKFAST ROOM: 12'1" x 8'10"

DINING ROOM: 12'9" x 11'1"

KITCHEN: 16'7" x 11'6"

GROUND FLOOR BEDROOM FOUR: 9'11" x 9'2"

GROUND FLOOR BATHROOM

STAIRS TO LANDING: Doors to:

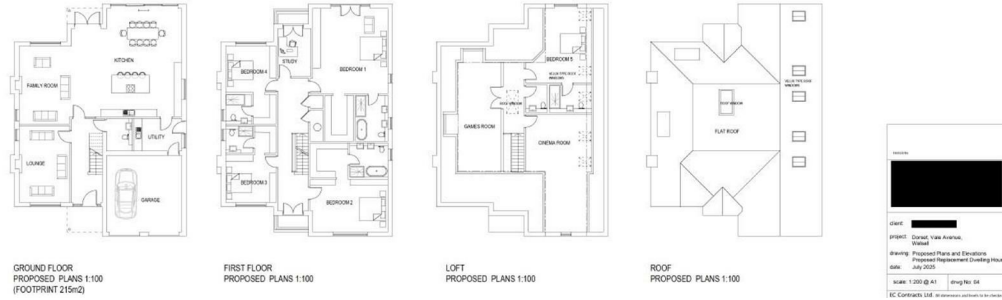
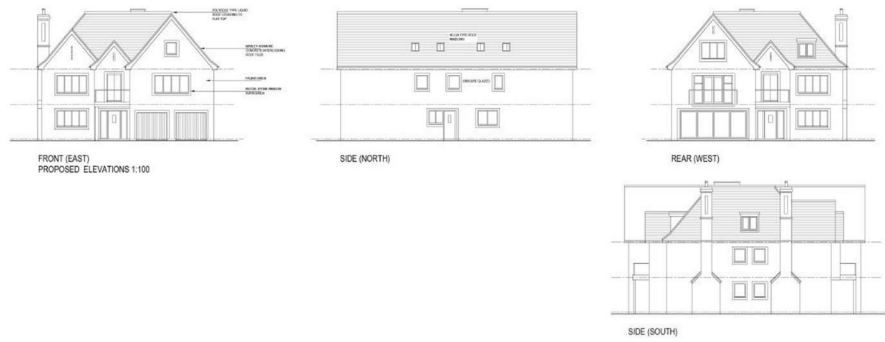
BEDROOM ONE: 14'4" x 12'

BEDROOM TWO: 13' x 11'11"

BEDROOM THREE: 12'8" x 10'10"

SHOWER ROOM

**** 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 4.5% 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.



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 :** Walsall

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.