ACRES

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

- Three bedrooms
- Shower room
- Through lounge/dining area
- Sitting/day room
- Breakfast kitchen
- Guests wc
- No upward chain
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply

BLACKBERRY LANE, FOUR OAKS, B74 4JF - AUCTION GUIDE £280,000

Set in a popular, convenient location, close to well regarded schooling for all ages and excellent public transport links by way of bus services and the Cross City rail line at Butlers Lane. Having local shops at 'The Crown' and Clarence Road, Mere Green shopping centre is close by with a range of amenities, bars, restaurants and supermarkets. Having the added benefit of no upward chain, the property briefly comprises three bedrooms, shower room, lounge/dining room, breakfast kitchen, second reception room which can be utilised as a study or guest room, with the added benefit of the downstairs WC and mature rear garden. To fully appreciate the accommodation on offer, we highly recommend an internal inspection.

Set back from the roadway behind a paved driveway providing off road parking and fore garden with mature shrubs and bushes, access to the property is gained via a pvc double glazed door opening to:

PORCH: Pvc double glazed windows to front and side, wood effect flooring, pvc double glazed multi-locking front door opens to:

RECEPTION HALL: Stairs off, radiator, under stairs storage cupboard, doors to:

LOUNGE: 17'5" x 12'3" max / 9'4" min Pvc double glazed window to front, pvc double glazed sliding patio doors to rear, coal effect feature fireplace, marble hearth and decorative tiled surround and mantle, two radiators.

BREAKFAST KITCHEN: 11'6" max / 10'5" min x 11'2" Pvc double glazed window to rear, stainless steel sink/drainer unit set into rolled edge work surfaces, there is a range of matching units fitted to both base and wall level including drawers, inset four ring gas hob, oven and grill, space for fridge/freezer, plumbing and space for washing machine, integrated dishwasher, space for table and chairs, tiled floor, radiator.

GUESTS WC: Double glazed window to front, low level wc, wall hung sink unit, tiled splash backs.

SITTING/DAY ROOM: 10'3" x 8'7" Obscure pvc double glazed door to front and rear, pvc double glazed window to front, built-in shelving, radiator, being converted from the garage and currently utilised as a versatile family/reception room.

STAIRS TO LANDING: Pvc double glazed window to front, doors to:

BEDROOM ONE: 12'4" x 9'3" Pvc double glazed window to rear, radiator.

BEDROOM TWO: 11'2" x 10'2" Pvc double glazed window to rear, radiator, two double built-in wardrobes.

BEDROOM THREE: 9'4" x 8'5" Pvc double glazed window to front, radiator.

SHOWER ROOM: 5'8" x 5'3" Obscure pvc double glazed window to side, walk-in shower area with feature tiled splash backs, glazed shower screen, wash hand basin, built-in vanity unit, low level wc, tiled walls, chrome ladder style radiator.

OUTSIDE: Patio area leading to a mainly lawed rear garden, having a variety of mature shrubs, bushes and trees, timber fencing.

***** 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.

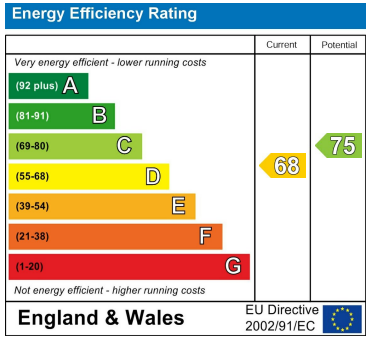
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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: C COUNCIL: Birmingham

VIEWING: Highly recommended via Acres on 0121 323 3088



Blackberry Lane, Sutton Coldfield, B74 4JE

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.