



- Well presented terraced property
- Two well proportioned double bedrooms
- lounge
- Separate dining room
- Fitted kitchen
- Ground-floor bathroom
- Private rear garden
- Conveniently close to local shops, well-regarded schools, Sutton Park, and transport links
- No Chain
- Viewing is recommended.



**COLES LANE, SUTTON COLDFIELD, B72 1NL - AUCTION GUIDE £195,000**

This two bedroom home offers well proportioned living spaces throughout, benefiting from PVC double glazed windows and gas central heating (both where specified). Set in a sought after location within easy reach of local amenities, reputable schools, excellent transport links, and the natural beauty of Sutton Park, this home offers well balanced accommodation ideally suited to first time buyers, downsizers, or investors seeking a property with charm, convenience, and scope for personalisation. The property is offered with no chain.

Accessed via a paved pathway with a stone chipped front garden bordered by mature conifer bushes, leading to the entrance porch.

Porch: Featuring a wooden front door with decorative inset windows and a tiled floor rim.

Lounge 17'03" (max) / 14'05" (min) x 11'00" (max) / 9'09" (min): A welcoming reception room with a PVC double glazed window to the front, radiator, and a decorative surround fireplace with stone hearth and brick inset.

Dining Room 12'02" x 11'01" (max) / 9'11" (min): Positioned to the rear of the property with a wooden single glazed window, radiator, and ample space for freestanding dining furniture.

Kitchen 9'04" x 5'09": Fitted with a sink and drainer unit set into roll top work surfaces with matching base, wall units, and drawers. Includes an electric oven with four ring gas hob and extractor hood over, tiled splashbacks and tiled flooring. There is space for a washing machine and additional undercounter appliances. Two PVC double glazed windows to the side allow good natural light.

Downstairs Bathroom: With an obscure PVC double glazed window to the side, fitted with a panelled bath, hand wash basin, low flushing WC, laminate flooring, radiator, and tiled surrounds.

Landing: Providing loft access point.

Bedroom One 11'02" x 10'11" (max) / 9'09" (min): A generous double bedroom with a PVC double glazed window to the front, radiator, and space for freestanding bedroom furniture.

Bedroom Two 12'03" x 11'01": Another well proportioned double bedroom with a PVC double glazed window to the rear, radiator, built in cupboard, and space for freestanding bedroom furniture.

Garden: The rear garden enjoys a paved pathway to the side, a decorative paved seating area, lawned section, and is complemented by shrubs and mature trees, offering a degree of privacy.

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.

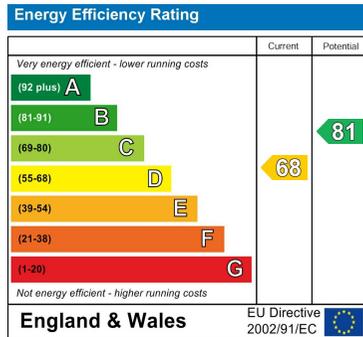
Referral Arrangements: The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services, and you should always consider your options before services 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 :** B

**VIEWING:** Highly recommended via Acres on 0121 321 2101



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.

