

ACRES

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- One bedroom second floor apartment
- Being sold via the Modern Method of Auction
- No onward chain
- Cash buyers only
- Spacious lounge
- Separate kitchen
- Generous double bedroom
- Bathroom
- Communal gardens to both front and rear
- Convenient location close to local amenities, transport links, Sutton Coldfield Town Centre and Good Hope Hospital



PAGES CLOSE, SUTTON COLDFIELD, B75 7SZ - AUCTION GUIDE £40,000

This one bedroom second floor apartment is offered for sale via the Modern Method of Auction and is being sold with no onward chain, providing an excellent opportunity for a cash buyer looking for a property with well proportioned accommodation and communal gardens. The property is conveniently positioned for a range of local amenities and transport links, while Sutton Coldfield Town Centre is also within easy reach, offering a wider selection of shops, restaurants, bars and everyday facilities. The apartment comprises a spacious lounge, separate kitchen, generous bedroom and bathroom, together with useful storage. Its location also provides convenient access to Good Hope Hospital, making it well placed for those requiring access to the hospital and surrounding amenities. The property benefits from communal gardens to both the front and rear, with the mature rear garden providing a pleasant outlook from the lounge. Cash buyers only are invited to enquire, with the property being offered with no onward chain via the Modern Method of Auction.

COMMUNAL ENTRANCE: Access to the property is via a communal entrance door, with steps leading up to the second floor apartment.

ENTRANCE HALL: An entrance hall is accessed via a front entrance door with letterbox. The hall provides access to the accommodation, with a useful storage cupboard and doors leading to the lounge, kitchen, bedroom and bathroom.

LOUNGE: 17'10" x 12'4" A spacious main reception room featuring a PVC double glazed window overlooking the rear communal gardens, providing a pleasant outlook. There is also a sliding obscure glazed panel allowing borrowed light through to the kitchen, together with a door leading into the kitchen.

KITCHEN: 10'02" x 5'10" Fitted with a range of matching base and wall mounted units and drawers, incorporating roll top work surfaces with a stainless steel sink and drainer. There is space for a cooker and further appliances. The kitchen benefits from two PVC double glazed windows overlooking the side and rear, together with laminate flooring.

BEDROOM: 13'9" x 10'0" A spacious double bedroom with PVC double glazed window overlooking the rear, fitted wardrobes and ample space for bedroom furniture.

BATHROOM: Having an obscure PVC double glazed window to the front elevation, panelled bath, hand wash basin and low flushing WC. There is also a useful storage cupboard.

COMMUNAL GARDENS: The property benefits from communal gardens to the rear, featuring a mature arrangement of established bushes and trees, creating a pleasant and attractive outlook from the living room. To the front of the property is a further communal garden area, mainly laid to lawn with planted borders and a paved pathway leading to the communal entrance door.

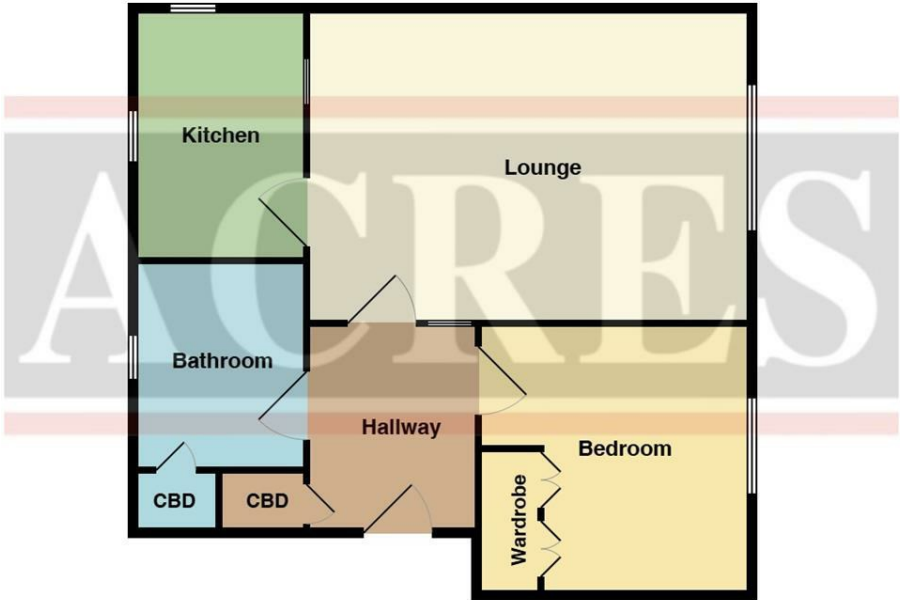
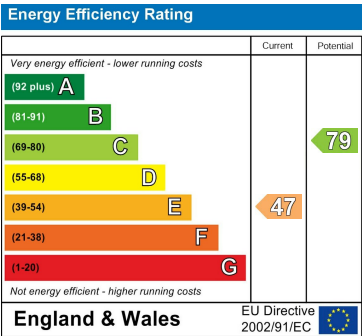
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being 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 Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : A

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.