

ACRES

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www.acres.co.uk



- For Sale via Modern Method of Auction
- No Upward Chain
- Cash Buyers Only
- Three Bedroom Semi Detached Family Home
- Excellent Opportunity
- Spacious Lounge & Dining Room
- Useful Utility/Boot Room & Garage
- Private Rear Garden with Scope to Extend (STPP)
- Close to Sutton Park, Princess Alice Retail Park & Excellent Transport Links
- Convenient for Well Regarded Schools & Local Amenities



STIRLING ROAD, SUTTON COLDFIELD, B73 6PS - AUCTION GUIDE £290,000

Located in a highly sought after residential area close to Sutton Park, this traditional three bedroom semi detached family home is offered for sale with no upward chain and is available via the Modern Method of Auction, presenting an excellent opportunity for buyers looking to renovate, invest or create a long term family home. Ideally positioned within easy reach of well regarded schools, local amenities, Princess Alice Retail Park and excellent transport links, the property offers fantastic convenience for everyday living. Occupying a generous plot with scope for further improvement and extension (subject to the necessary planning permissions), the property provides spacious accommodation throughout together with a private rear garden, garage and ample off road parking. Whilst requiring modernisation, the home offers endless potential and is perfectly suited to those wishing to personalise a property to their own taste and specification. Access is via a block paved driveway providing off road parking alongside a neatly maintained lawned fore garden, leading to

ENCLOSED PORCH: Part PVC double glazed entrance door, PVC double glazed windows to the front and side and tiled flooring.

HALL: A wooden door with obscure glazed panels opens into the Reception Hall, having radiator, staircase rising to the first floor and doors leading to the principal accommodation.

LOUNGE: 15'7" (into bay) x 10'11" A bright reception room with PVC double glazed bay window to the front elevation, radiator, ample space for lounge furniture and open archway leading through to:

DINING ROOM: 14'3" max / 11'9" min x 11'0" Having PVC double glazed sliding patio door opening onto the rear garden, radiator and generous space for dining furniture, making this an ideal entertaining space.

KITCHEN: 10'5" max / 8'3" min x 6'5" Fitted with a stainless steel sink and drainer set into roll top work surfaces incorporating matching base units, oven and hob, space for an under counter fridge, half tiled surround, PVC double glazed box bay window overlooking the rear garden and useful storage cupboard.

LOBBY: 8'3" x 7'2" Providing additional kitchen/storage space with roll top work surfaces, matching base units, plumbing and space for white goods, obscure PVC double glazed window and part obscure PVC double glazed door giving side access.

UTILITY / WC: 8'1" x 4'7" A practical addition with roll top work surface, plumbing and space beneath for washing machine and tumble dryer, low flushing WC, hand wash basin and two obscure PVC double glazed windows to the rear.

FIRST FLOOR LANDING: Having obscure PVC double glazed window to the side elevation and doors leading to:

BEDROOM ONE: 15'7" x 11'0" A spacious double bedroom with PVC double glazed bay window to the front, radiator and ample space for freestanding bedroom furniture.

BEDROOM TWO: 14'7" x 11'0" A further generous double bedroom with PVC double glazed window overlooking the rear garden, radiator and space for bedroom furniture.

BEDROOM THREE: 11'9" max / 7'5" min x 10'11" max / 3'10" min A versatile third bedroom with PVC double glazed windows to both the front and rear elevations, radiator, useful storage cupboard and space for bedroom furniture.

FAMILY BATHROOM: Comprising enclosed shower cubicle, low flushing WC, hand wash basin, radiator, tiled surround and obscure PVC double glazed windows to the side and rear.

GARAGE: Accessed via an up and over door to the front, offering excellent storage or potential for conversion into additional living accommodation, subject to the necessary planning permissions and building regulations.

REAR GARDEN: A generous rear garden commencing with a paved patio seating area leading onto a well maintained lawn with established planted borders filled with mature shrubs, trees and plants. Further mature planting to the rear provides a good degree of privacy, with fencing to all boundaries and side access to the front of the property. The generous plot also offers excellent potential to extend the property to the rear, subject to the relevant planning consents.

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.

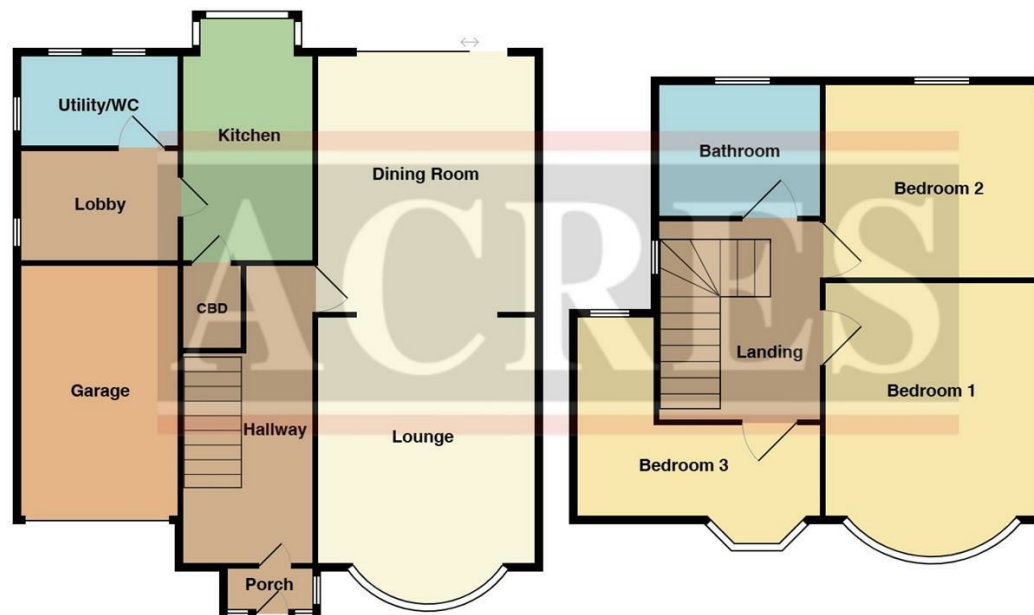


TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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 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.