



# RES

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- Three bedroom detached bungalow
- Sold via the Modern Method of Auction
- Situated close to transport links and local amenities
- Multiple reception rooms
- Block-paved driveway with lawned front garden
- Generous rear garden offering excellent potential
- Outside Storage
- Ideal project property with scope to improve and personalise
- No Chain
- Sold by modern method of auction



**FERNWOOD ROAD, SUTTON COLDFIELD, B73 5BQ - £320,000**

This three-bedroom detached bungalow, offered for sale via the Modern Method of Auction, presents a fantastic opportunity for anyone seeking a home with potential in a well-connected and desirable location. Positioned close to transport links, local amenities, and popular schools, the property enjoys a convenient setting whilst offering spacious accommodation and scope for improvement. With generous rooms, character features and a sizeable garden, this bungalow is ideal for those looking to create a home tailored to their own tastes.

Accessed via a block-paved driveway with a lawned front garden bordered by shrubs, trees and bushes,

**HALLWAY:** The property leads into the hall, featuring a wooden side entrance door with stained-glass-effect window, two matching stained-glass-effect side windows and Parquet flooring that leads into the lounge.

**LOUNGE:** 16'11" x 11'08" max 10'08" min. A generous reception room with single glazed window to the rear, a single glazed window and door to the side, and a coal-effect fire with tiled hearth, insert and surround.

**KITCHEN:** 11'08" x 6'11". Fitted with a sink set in worktops with a range of base and wall units, tiled flooring, oven and hob, and space for a fridge. Single-glazed door and window to the side.

**BEDROOM ONE:** 12'02" x 11'08". A good-sized double bedroom with a single glazed window to the rear.

**BEDROOM TWO:** 11'08" x 10'11". Another double room featuring a single glazed bay window to the front.

**BEDROOM THREE:** 10'05" x 8'04". A third bedroom with single glazed window to the side.

**BATHROOM:** With an obscure single glazed window to the side and comprising a panelled bath, low flushing WC and hand wash basin.

**SITTING ROOM:** 13'05" x 11'08" max, 10'07" min. A further versatile reception room with single glazed bay window to the front and an electric log-effect fire set on a tiled hearth with surround.

**LARGE ATTIC SPACE:** Runs the full length and width of the property, the floor is partially boarded.

**REAR GARDEN:** A lawned garden offering excellent potential, bordered by shrubs, trees and bushes, providing plenty of scope for landscaping or future development (subject to planning).

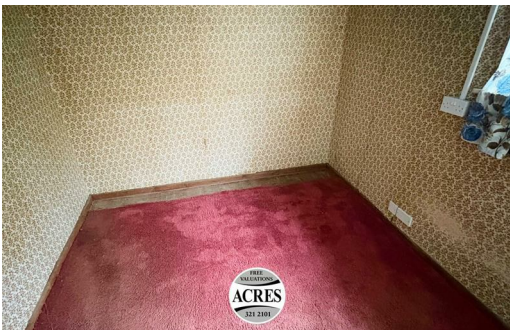
**EXTERNAL STORAGE:** Located to the side of the property with garage style doors, offering useful outside storage space.

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 :** E

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

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         | 76                         |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             | 9       |                            |
| Not energy efficient - higher running costs |         |                            |
| <b>England &amp; Wales</b>                  |         | EU Directive<br>2002/91/EC |



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF 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.