



- Two/three bedrooms
- Shower room
- Through lounge/dining room
- Fitted breakfast kitchen
- Double garage
- Private rear garden
- Potential for renovation/alteration
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply



HEATH CROFT ROAD, FOUR OAKS, B75 6NQ - AUCTION GUIDE £350,000

Being sold via modern method of auction. This enlarged, spacious, freehold, detached bungalow, is set in a central, well regarded and convenient location. Set within just a few hundred metres from the heart of Mere Green, where you will find a variety of shops, restaurants and amenities, the property has access to the Cross City rail line and local bus services. Complemented by double glazing and warm air central heating (where specified), the bungalow offers scope for renovation/alteration (STPP). Briefly comprising reception hallway, through lounge/dining room, breakfast kitchen, two bedrooms, day room/potential bedroom three, shower room and double garage. Externally there is a private, mature rear garden, all of which to fully appreciate, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway with fore garden, access is gained to the property via an obscure pvc double glazed, multi-locking front door opening into:

RECEPTION HALLWAY: Useful storage cupboard, doors off.

THROUGH LOUNGE/DINING ROOM: 28'4" x 12'8" max / 7'10" min Double glazed window to front, double glazed sliding doors to rear, door to inner hallway and door to:

DAY ROOM/POTENTIAL BEDROOM THREE: 12'1" x 8'5" Pvc double glazed window to rear, door to garage, glazed door to dining area.

FITTED BREAKFAST KITCHEN: 18'10" x 8'9" Double glazed windows to front and side, obscure double glazed door to side, glazed door to inner hallway, there is a range of units fitted to both base and wall level including drawers, square edged work surfaces, stainless steel sink/drainer unit, space for breakfast table.

BEDROOM ONE: 12'10" x 8'11" Double glazed window to rear, three double and one single built-in wardrobes with shelving and dresser.

BEDROOM TWO: 10'10" x 10'7" Double glazed sliding doors to rear.

INNER HALLWAY: Door off to:

SHOWER ROOM: 9'1" max / 7' min x 5'3" Obscure double glazed window to side, suite comprising shower with tiled splash backs, wash hand basin, low level wc, part tiled walls.

GARAGES: The garage has been split into two sections:

Garage One: 25'2" max / 15'7" min x 7'8" Glazed door to rear, obscure glazed window to side, up and over garage door to front, work surfaces with sink unit.

Garage Two: 15'7" x 8' Up and over garage door. (Please check the suitability of these garages for your own vehicle/s)

OUTSIDE: Patio areas to side and rear, generous lawn with a variety of mature shrubs, bushes and trees.

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 buyers 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.

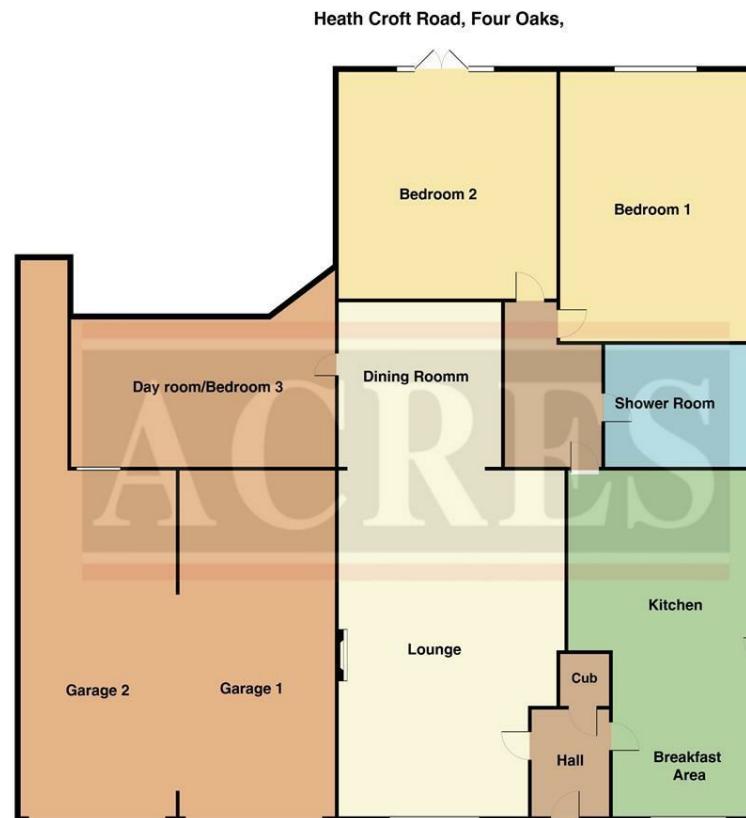
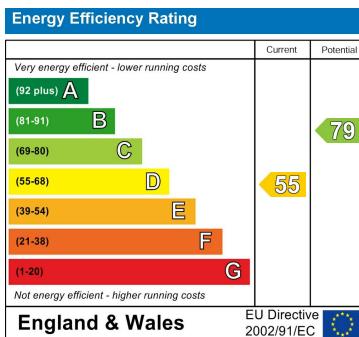


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TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 323 3088



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.