



- ◆ Detached dormer bungalow
- ◆ Four bedrooms, shower facilities to bedroom two
- ◆ Well appointed family bathroom
- ◆ Lounge with Inglenook & dining room
- ◆ Breakfast kitchen
- ◆ Double garage & private rear garden
- ◆ No upward chain
- ◆ Subject to Reserve Price
- ◆ Buyers fees apply
- ◆ The Modern Method of Auction



45 IRNHAM ROAD, FOUR OAKS, B74 2TQ - AUCTION GUIDE PRICE £450,000

This well maintained and truly deceptive, freehold, detached dormer bungalow, is set in this desirable location within Four Oaks, within walking distance of sought after schooling. Having local amenities available close by at Mere Green, which provides an abundance of cafes, shops, restaurant and other amenities, together with being similarly placed for the Cross City rail line at Four Oaks station and a number of readily available bus services. Complemented by gas central heating and pvc double glazing (both where specified), the property briefly comprises of porch, welcoming reception hallway leading to lounge and dining room, fitted breakfast kitchen with utility off, the ground floor offers a double bedroom to the front with well appointed bathroom having a separate shower cubicle. To the first floor there are three further bedrooms, bedroom two having a shower and wash hand basin, all having storage to eaves. The property also offers a double garage and to the rear is a mature rear garden, being well stocked with mature shrub borders and two patio areas for seating. To fully appreciate the property on offer and the potential on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicular driveway and lawned fore garden, access to the property is gained via:

PORCH: Tiled flooring, two glazed windows to front, obscure pvc double glazed front door opens to:

RECEPTION HALL: 17'1" max / 12'6" min x 15'4" Obscure pvc double glazed windows, under stairs storage, two double radiators, stairs off.

LOUNGE: 18'8" x 14'9" Double glazed window to rear, two stained glass windows to side, wide feature Inglenook fireplace having stone feature with coal effect living flame gas fire, double radiator.

DINING ROOM: 18'7" x 8'10" Double glazed sliding patio doors to rear, double glazed window to side, sliding glazed doors to lounge, double radiator.

FITTED BREAKFAST KITCHEN: 12'8" x 12'5" Double glazed windows to side and rear, stainless steel sink set into rolled edge work surfaces with complementary tiled splash backs, there is a range of matching units fitted to both and wall level including drawers and storage shelving, eye level integrated oven and grill, space for fridge/freezer and dryer, hob with extractor canopy over, tile effect flooring, radiator.

UTILITY: Space for dryer, storage shelving, double glazed door to side.

BEDROOM ONE: 13'9" x 12'5" Pvc double glazed bay window to front, radiator, space for full length wardrobes either side.

BATHROOM: 8'5" x 8'3" Two pvc double glazed obscure windows to side, matching suite comprising bath, corner shower cubicle, low level wc, wash hand basin with vanity unit, storage/display shelving, tiled walls.

STAIRS TO LANDING: Double glazed dormer window to front.

BEDROOM TWO: 13'11" x 11'3" Pvc double glazed window to side, eaves storage, corner shower with wash hand basin and vanity unit, radiator.

BEDROOM THREE: 18' max / 9'5" min x 14'8" max / 11'7" min Double glazed window to rear, eaves storage, radiator.

BEDROOM FOUR: 12'1" x 11'2" Double glazed window to front, radiator, eaves storage.

GARAGE: 19'5" x 15'8" Obscure glazed window to side, up and over garage door, fitted shelving (Please check the suitability of this garage for your own vehicle)

OUTSIDE: Two separate patio areas for seating, a large lawned area with borders having a variety of mature shrubs and bushes, timber shed.

** 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 £445 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.

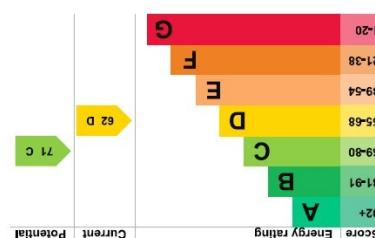
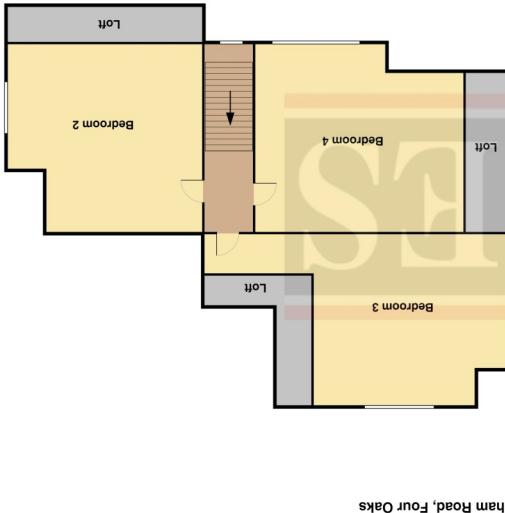


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

Every care has been taken with the preparation of these Particulars but completeness accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation, especially, if their purpose, fit for their purpose, or within ownership of the sellers. All dimensions are approximate, fixtures or fittings are not included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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

GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.



LOCATION:

Set off Four Oaks Road/Bewell Lane

VIEWING:

Highly recommended via Acres on 0121 323 3088.

FIXTURES & FITTINGS:

Fitted carpets are included within the sale.

COUNCIL TAX BAND:

G

TENURE:

We have been informed by the vendor that the property freehold. (Please note that the tenure should be confirmed by any prospective purchaser's solicitor)