



- Three bedrooms
- Well appointed family bathroom
- Lounge & dining room
- Kitchen
- Conservatory & guests wc
- Garage & private rear garden
- No upward chain
- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply



**GRANGE LANE, FOUR OAKS, B75 5JU - AUCTION GUIDE £270,000**

This deceptively spacious, semi-detached family home, is set in a sought after, central location, close to well regarded schooling and a range of shopping facilities, restaurants and further amenities in Mere Green. Having public transport links readily available by way of local bus services and the Cross City rail line at Four Oaks station. The property benefits from gas central heating and pvc double glazing (both specified) and briefly comprises reception hall, guests wc, lounge, dining room, conservatory and breakfast kitchen. To the first floor there are three bedrooms and a well appointed family bathroom, together with a garage and mature rear garden. To fully appreciate the potential on offer, we highly recommend an internal inspection.

Set back from the roadway behind a multi-vehicle driveway, the property is accessed via a glazed front door into:

**RECEPTION HALL:** Stairs off, wood effect flooring, door to:

**GUESTS WC:** Obscure glazed window to front, low level wc, wash hand basin, radiator.

**LOUNGE:** 17'2" x 9'9" Double glazed sliding doors to conservatory, radiator.

**DINING ROOM:** 9'6" x 6'3" Pvc double glazed window to rear, radiator.

**CONSERVATORY:** Sliding doors to rear, tiled floor.

**KITCHEN:** 10'7" x 6'6" Obscure glazed window to side, one and a half bowl stainless steel sink/drainer unit set into rolled edge work surfaces, matching units to both base and wall level including drawers, spaces for cooker, fridge/freezer, potential pantry, tile effect flooring.

**STAIRS TO LANDING:** Storage cupboard, double glazed window to side, doors to:

**BEDROOM ONE:** 10'5" x 8' Pvc double glazed window to front, storage cupboard, radiator.

**BEDROOM TWO:** 12'9" x 9'9" max / 8'7" min Pvc double glazed window to rear, radiator.

**BEDROOM THREE:** 8'4" x 6'6" Pvc double glazed window to rear, radiator.

**BATHROOM:** 7'4" x 5' Obscure pvc double glazed window to side, white suite comprising bath with shower over and splash screen, wash hand basin, low level wc, tiled splash backs, radiator.

**GARAGE:** Up and over garage door to front, three glazed windows to side (Please check the suitability of this garage for your own vehicle)

**OUTSIDE:** Paved patio area leading to lawn, flanked by borders having a variety of 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.



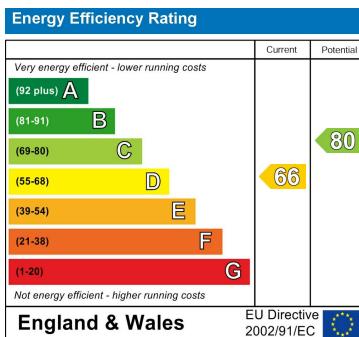
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TENURE:

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 : D

VIEWING: Highly recommended via Acres on 0121 323 3088



Grange Lane, Sutton Coldfield, B75 5JU



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.