



- Three bedrooms
- First floor family bathroom
- Lounge & snug/den
- Superb open-plan kitchen, dining & living space
- Ground floor extension that requires further fitting & finishing
- Rear garden cabin currently used as bedroom/living area with kitchen
- Additional stores with potential for home office & outside shower facility
- Further plans in place to extend to the side, offering scope & potential
- Subject to Reserve Price
- Buyers fees apply



**CLARENCE ROAD, FOUR OAKS, B74 4AE - AUCTION GUIDE £630,000**

Situated in this desirable location, this detached home offers an exciting opportunity for buyers looking to put their own stamp on the layout and specification and create a unique family home. The property has already undergone a substantial ground floor extension, forming an impressive open-plan kitchen, dining and living space with a bespoke snug/den, alongside a separate family lounge. While the structural extension work has been completed, the property now requires further fitting and finishing, presenting the perfect chance for purchasers. With additional plans to extend to the side, the potential to further enhance and expand is clear. To the rear, a versatile cabin/garden room provides excellent supplementary accommodation and further scope for home working or guest use.

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

**RECEPTION HALL:** Obscure pvc double glazed window to front, tile effect flooring, stairs off, doors to:

**GUESTS WC/CLOAKROOM:** Low level wc, wash hand basin with vanity unit below

**LOUNGE:** 15'9" max / 12'11" min x 10'10" Pvc double glazed bay window to front, coal effect feature fireplace having marble hearth and mantle, tile effect flooring.

**SNUG/DEN:** 11' x 10'8" max / 10'3" min Double glazed obscure window to side, obscure glazed to kitchen/diner.

**SUPERB OPEN PLAN KITCHEN/DINER:** 32'11" max / 12'4" min x 26'10" max / 15'11" min Being open plan and having space to combine family and dining areas, bi-folding doors to side and rear, two roof lanterns, one and a half bowl sink/drainer unit set into box edged work surfaces, there is a comprehensive range of fitted units to both base and wall level including drawers, spaces for Range style cooker and fridge/freezer, central island unit having breakfast bar with additional storage, plumbing for dishwasher, dining area with bespoke seating booth, obscure glazed doors to snug, entrance to:

**UTILITY:** Plumbing and space for washing machine and dryer.

**STAIRS TO LANDING:** Obscure pvc double glazed window to side, doors to:

**BEDROOM ONE:** 12'11" x 9'1" Pvc double glazed window to rear, built-in full width wardrobes with sliding doors, radiator.

**BEDROOM TWO:** 12'11" x 10'9" Pvc double glazed window to front, radiator.

**BEDROOM THREE:** 7'11" x 7'7" Pvc double glazed window to front, radiator.

**BATHROOM:** 8'4" x 7'7" Obscure pvc double glazed window to side, bath, enclosed shower cubicle with glazed screen, wood effect flooring, wash hand basin, low level wc, chrome ladder style radiator.

**OUTSIDE:** Seating area with steps to a low maintenance lawn having borders with shrubs, bushes and trees, leading to:

**CABIN/GARDEN ROOM:** 18'8" x 15'10" Double glazed window to front, two double doors with double glazing, currently utilised as self-contained accommodation including kitchenette, wine chiller, dishwasher, versatile room which could be utilised as den/home office or gym, power and lighting, radiator.

**STORES:** 29'11" max / 20'7" min x 9'10" max / 5' min Timber construction with glazed window to side.

**OUTSIDE SHOWER ROOM:** Being timber built having shower room with panel splash backs, shower tray with floor drain.

\*\*\*\* 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.



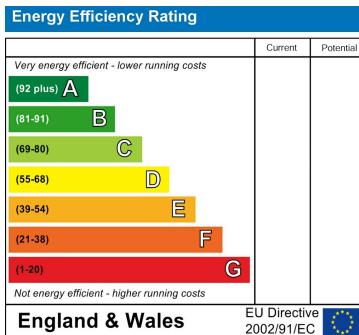
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**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** E    **COUNCIL:** Birmingham

**VIEWING:** Highly recommended via Acres on 0121 323 3088



**Clarence Road, Sutton Four Oaks, Sutton Coldfield, B74 4AE**



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

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