



- Second floor flat
- Fitted breakfast kitchen
- Spacious lounge
- Two bedrooms
- Communal gardens
- Off street parking onsite
- Close to bus links and train station
- No upward chain
- For Sale by Modern Auction – T & C's apply



**CLARENCE ROAD, FOUR OAKS, B74 4DX - AUCTION GUIDE £100,000**

\*\* Being sold via modern method of auction \*\* Set in a central sought after location, Hill Hook House is set back off the main Clarence Road and is within a short walking distance from local bus services and the cross city rail line. The property also has local shops and schooling set within close proximity. This spacious second floor two bedroom apartment benefits from pvc double glazing and electric storage heating (both where specified) and comprises of an entrance hall with large storage area off, fitted breakfast kitchen, spacious lounge, two bedrooms as well as a well appointed bathroom. Outside there are communal gardens, parking onsite. To fully appreciate the property on offer, we do highly recommend an internal inspection.

Set back from the roadway behind a lawned foregarden with shrubs, bushes and trees, a pathway gives access to the property via:-

**COMMUNAL ENTRANCE HALL:** Pvc double glazed obscure door and window, intercom/door release system, stairs leading off to all floors.

**RECEPTION HALL:** Multi lock wooden front door with useful storage cupboard, doors off to:

**FITTED KITCHEN:** 9'03" x 7'05" Pvc double glazed window to side, single stainless steel sink and drainer unit set in box edge work surfaces comprises a range of fitted units to both base and wall level, including drawers, tiled splashback, plumbing and recess for washer/dryer, integrated single oven with hob over and extractor canopy above, space for fridge freezer and tiled flooring throughout.

**LIVING AREA:** 12'6" x 11' Pvc double glazed window to side, electric coal effect fire with mantel piece surround, laminate flooring throughout.

**LANDING:** Wall hung electric storage heater with doors leading off to:

**BEDROOM ONE:** 13'09" max / 13'07" min x 11'2" Pvc double glazed window to side and rear, wall hung electric storage heater.

**BEDROOM TWO:** 11'07" x 6'9" Pvc double glazed window to rear and wall hung electric storage heater.

**BATHROOM:** 7'8" x 5'9" Pvc double glazed obscure window to side, comprising matching suite, bath with shower over, low level WC, wall hung wash basin, tiles to wall and floor, airing/storage cupboard.

**OUTSIDE:** To the rear elevation there is a lawned garden and communal parking.

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.

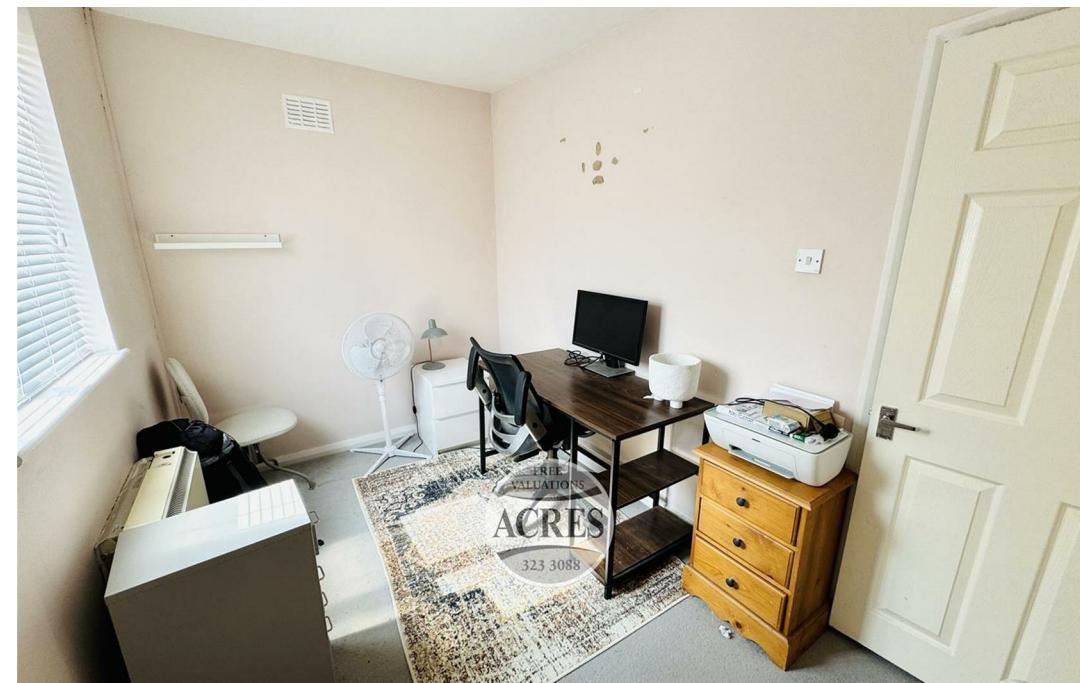
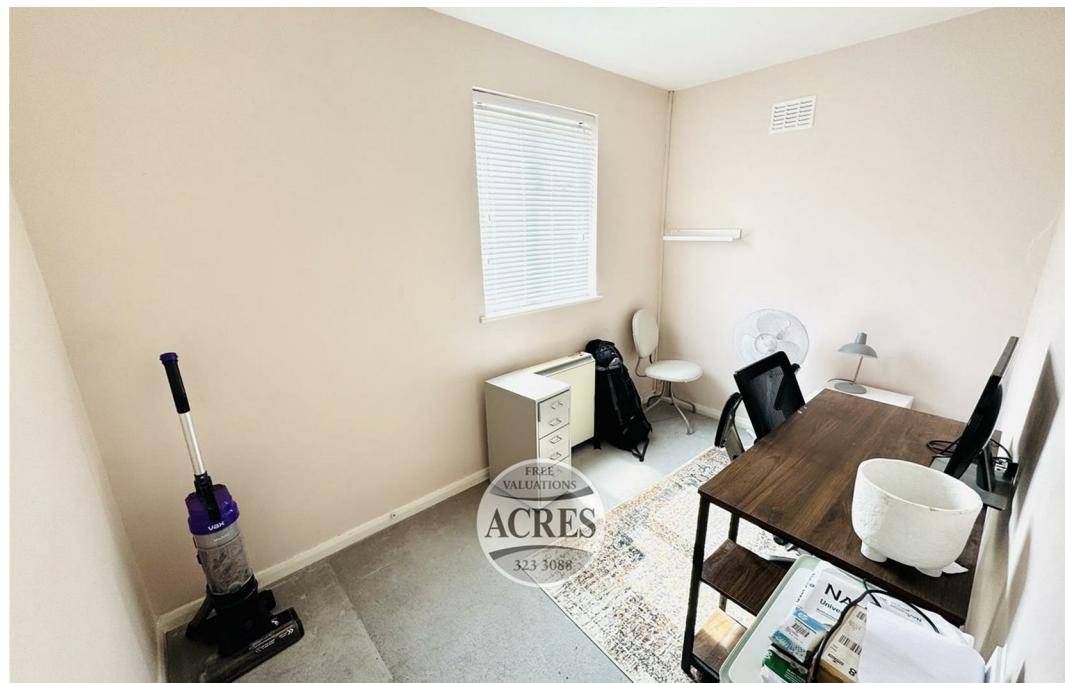
This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and 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.



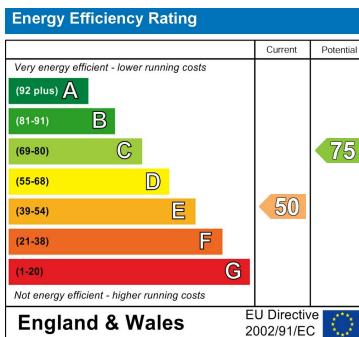
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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

**COUNCIL TAX :** B

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



**Hill Hook House, Clarence Road, Sutton Four Oaks, Sutton Coldfield**



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