

# ACRES

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- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price & Buyers fees apply
- Renovated cottage situated in the heart of Drayton Bassett village with no upward chain
- First floor rear planning permission granted
- Three well proportioned bedrooms
- Bathroom with feature bath & separate shower cubicle
- Spacious open-plan kitchen/diner
- Comfortable lounge with character appeal
- Welcoming reception hall with space for study or dining area
- Generous rear garden with workshops to the rear & well



**DRAYTON LANE, DRAYTON BASSETT, B78 3TX - AUCTION GUIDE £270,000**

Smithy House is a charming and deceptively spacious cottage that has undergone a renovation. Having the added benefit of planning permission being granted for a first floor extension to the rear (plans available), the property is also sold with no upward chain. Upon entering, you are welcomed by a generous reception hall, offering versatility as a study area or additional dining space, ideal for modern living. The property flows through to an inviting lounge, providing a cosy setting for relaxation. To the rear, one of the features is the open-plan kitchen/diner, thoughtfully designed to create a sociable and functional space. A convenient guest WC completes the ground floor accommodation. Upstairs, the property boasts two good-sized bedrooms, presented to a high standard, alongside a contemporary family bathroom with feature freestanding bath. Externally, the property continues to impress with a generous rear garden, offering potential and further benefitting from workshops to the rear—ideal for storage, hobbies, or potential workspace. Positioned within the heart of Drayton Bassett, the property enjoys a charming village setting while remaining within easy reach of nearby amenities and transport links.

Set back from the roadway behind a gravel driveway, having gated access to rear garden, the property is entered via a solid oak front door into:

**LARGE RECEPTION HALL:** 24'2" max / 9'9" min x 15'2" max / 4'3" min Three pvc double glazed windows to front, oak engineered wood flooring, stairs off, space for dining or study area, doors to:

**BEDROOM THREE/HOME OFFICE:** 11'5" x 10'6" Pvc double glazed window to side, pvc double glazed door to rear, oak engineered wood flooring.

**KITCHEN/DINING AREA:** 19'1" x 11'11" Pvc double glazed window to front, stainless steel sink/drainage unit set into box edged work surfaces, there is a range of fitted units to both base and wall level including drawers, central island/breakfast bar with marble style work surfaces, space for Range style cooker, plumbing and space for washing machine and dishwasher, space for fridge/freezer, tiled flooring, radiator.

**LOUNGE:** 13'9" x 13'1" Pvc double glazed French doors to rear and side, oak engineered wood flooring, radiator, door to:

**INNER LOBBY:** Pvc double glazed window to rear, leading to:

**GUESTS WC:** Low level wc, wash hand basin with vanity unit below, tile effect flooring, chrome ladder style radiator.

**STAIRS TO LANDING:** Feature stair rail with glazed insets, Velux skylight to rear, oak effect flooring, doors to:

**BEDROOM ONE:** 15'4" x 8'7" (restricted head height) Velux skylights to front and rear, pvc double glazed window to side, oak effect flooring, radiator, wall mounted air conditioning unit.

**BEDROOM TWO:** 15'6" x 8'7" (restricted head height) Velux skylight to front, oak effect flooring, radiator.

**FAMILY BATHROOM:** 10'2" x 8'3" Velux skylight to front, suite comprising feature freestanding bath, corner enclosed shower unit with glazed shower screen, media panel for TV, low level wc, wash hand basin, mirrored storage cabinet, chrome ladder style radiator, tiled walls and flooring.

**OUTSIDE:** Paved patio area with two timber work shops to rear, generous lawn having feature well.

\*\* 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.

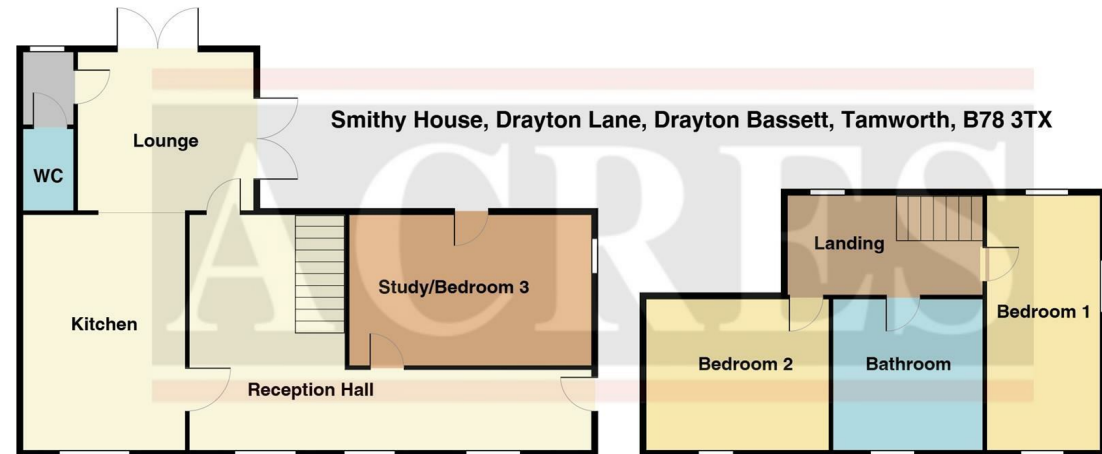


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND :** B                      **COUNCIL :** Lichfield

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.