

# ACRES

Great Barr Office: 921 Walsall Road, Great Barr, B42 1TN.  
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- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- SPACIOUS LOUNGE / DINER
- FITTED KITCHEN
- FAMILY BATHROOM
- LARGE COMMUNAL GARDENS
- ONE GARAGE SPACE / PARKING
- LONG LEASE AND LOW SERVICE CHARGE
- IDEAL FIRST TIME BUY
- PRIME LOCATION



**BISHOP ASBURY CRESCENT, GREAT BARR, B43 6HL - OFFERS IN THE REGION OF  
£130,000**

Acres are pleased to offer for sale this spacious bedroom apartment, standing on a private driveway off a popular and sought after Pear Tree Drive and within striking distance of the nature reserve and Sandwell Valley is a well presented first floor apartment. Being gas centrally heated and double glazed (Both where specified) the accommodation provides two spacious bedrooms (both with built in storage), generous living room, fitted kitchen with integrated appliances and spacious bathroom suite in white. The property is surrounded by well tended communal gardens and there is a single garage allowing secure off road parking! Viewing is highly recommended for the property to be fully appreciated! HURRY BEFORE YOU'RE TOO LATE!

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.

**OPEN PLAN LOUNGE/DINER:** 10'7 x 17'5: A great size living / dining area, radiator and double glazed window to front along with door into;

**FITTED KITCHEN:** 7'8 x 10'6: Fitted kitchen with drawer base and eye level units, work surfaces, sink and drainer under double glazed window to rear, integrated oven, electric hob with extractor hood over, tiling to splashback, space and plumbing for washing machine, space for fridge freezer and tumble dryer and radiator.

**INNER HALLWAY:** 2'8 x 6'5: Cupboard space and doors into;

**BEDROOM ONE:** 14'2 max, 12'2 (wardrobe) x 9'9: A great size double bedroom with built in wardrobe system, double glazed window and radiator.

**BEDROOM TWO:** 7'8 x 6'5: A further good size bedroom with double glazed window to rear and radiator along with further storage cupboard space.

**BATHROOM:** Fitted suite with panelled bath, shower over, wash hand basin, close couple W.C., tiling to floor and walls, radiator and double glazed opaque window.

**GARAGE:** (please check the suitability of this garage for your own vehicle)

**COMMUNAL GARDENS:** Large rear communal gardens to include lawn and patio areas with laundry drying area to far rear.

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

**FIXTURES & FITTINGS:** As per sales particulars.

**COUNCIL TAX BAND:** B.

**VIEWING:** Recommended via Acres on 0121 358 6222.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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**COUNCIL TAX BAND:** B    **COUNCIL:** sandwell

**VIEWING:** Highly recommended via Acres on 0121 358 6222

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



10 Pear Tree Court, Great Barr, B43 6HL



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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide MoveButler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.