



- Ideally located close to transport links, local amenities and reputable schools
- Sold via the Modern Method of Auction offering excellent potential and scope
- Lounge/diner
- Additional front sitting room
- Three well-proportioned bedrooms
- Bathroom
- Fitted Kitchen
- Large rear garden
- Two-storey stable building requiring renovation – ideal for office/workshop conversion
- No Chain



**EASTERN ROAD, SUTTON COLDFIELD, B73 5NX - AUCTION GUIDE £400,000**

This well positioned property is ideally located close to excellent transport links, a range of local amenities and well regarded schools. Offered for sale via the Modern Method of Auction, the home provides a fantastic opportunity for buyers seeking a project with superb scope and potential. With generous room sizes, a large rear garden and a two-storey outbuilding offering further possibilities, the property presents an exciting chance to create a bespoke home in a sought-after location.

Set behind a lawned fore garden bordered by a stone brick wall, drive to the side giving access to the rear of the property, a paved path leads neatly through the centre to the entrance porch.

**PORCH:** Obscure panelled glass window to side and composite front door.

**HALL:** Part obscure internal door, radiator and further doors leading to:

**LOUNGE/DINER:** 14'06" x 12'01" PVC double glazed door and window to rear, radiator, space for freestanding dining and lounge furniture.

**SITTING ROOM :** 12'11" x 10'01" PVC double glazed box bay window to front and radiator.

**BEDROOM ONE:** 13'06" x 10'10" PVC double glazed box bay window to front, radiator and fitted wardrobes.

**BEDROOM TWO:** 10'08" x 10'05" PVC double glazed window to side, radiator and fitted wardrobes.

**BEDROOM THREE:** 10'08" x 10'01" PVC double glazed window to side, radiator and built-in cupboards.

**BATHROOM:** Obscure PVC double glazed window to side, low flushing WC, shower, sunken bath, hand wash basin with vanity unit beneath and tiled surround.

**KITCHEN:** 10'04" x 9'02" PVC double glazed window to rear, stainless steel sink and drainer set into roll top work surfaces, matching base and wall units with drawers, integrated oven and hob, space for washing machine, tumble dryer and fridge freezer, plus tiled splashbacks.

**GARDEN:** A generous lawned rear garden with a patio area directly behind the property, side access point, and a two storey stable building to the rear requiring renovation but offering excellent potential as a home office, workshop or studio. The garden is bordered by mature shrubs, trees and bushes.

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 buyer's 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.



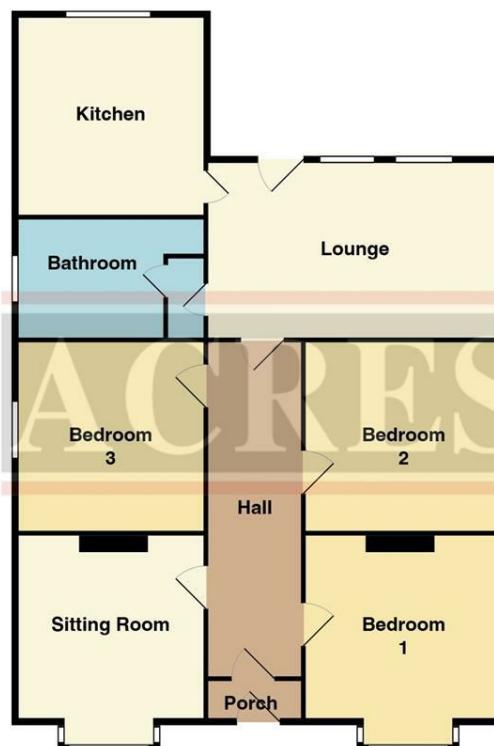
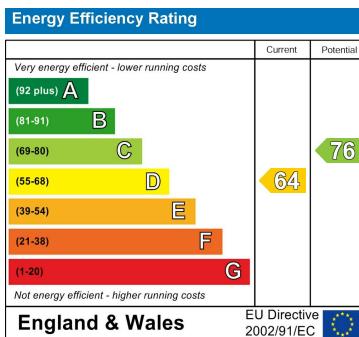
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TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D COUNCIL:

VIEWING: Highly recommended via Acres on 0121 321 2101



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.