

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN

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- Detached Bungalow
- Tarmac driveway providing parking for multiple vehicles
- Lounge/Dining Room to rear.
- Fitted Kitchen
- Two well-proportioned double bedrooms
- Shower room
- Single Garage
- Mature rear garden
- No Chain
- Sold Via Modern Method of Auction



**WHITEHOUSE CRESCENT, SUTTON COLDFIELD, B75 6ER - AUCTION GUIDE**

**£270,000**

Set back from the road behind a generous tarmac driveway, this delightful bungalow offers spacious and versatile living. From the living area to the bedrooms and kitchen, every detail has been thoughtfully designed. The property also boasts a wonderful rear garden, complete with lawn, patio, and allotment space, creating the perfect balance between relaxation and outdoor living.

The property is approached via a tarmac driveway, offering off road parking for multiple vehicles.

**Entrance Hall:** Access is provided through a composite front entrance door with obscure glazed side panels, opening into a welcoming hallway with tiled flooring. A further obscure glazed wooden door leads through, with a radiator and access to the main reception rooms.

**Living Room/Dining Room 21'0" x 11'10" max/8'05" min:** A generously proportioned living space featuring a PVC double glazed window with secondary glazing, and wooden French doors (also with secondary glazing) opening onto the garden, radiator and an electric coal effect fire set within a tiled hearth and inset.

**Kitchen: 10'09" x 7'10":** Fitted with a range of base and wall mounted units, including work surfaces with a sink and drainer unit. The kitchen offers space for appliances including a washing machine, fridge, and freezer, eyelevel oven and grill, extractor hood, and tiled splashbacks complete the space. A side facing aluminium double glazed window provides natural light.

**Bedroom One 11'05" x 10'01":** Featuring a PVC double glazed bay window to the front, radiator, and fitted wardrobes.

**Bedroom Two: 11'07" x 9'05":** With a PVC double glazed window to front, radiator, space for free standing bedroom furniture.

**Shower Room:** Fitted with an enclosed shower, hand wash basin and low flushing WC set within a vanity unit. Finished with laminate flooring, tiled surrounds, a radiator, and an obscure single glazed aluminium window to the side.

**Garage:** Accessed via wooden double opening doors to the front, with a single glazed window to the rear and a side door providing direct access to the garden. (please check the suitability for your own vehicle)

**Garden:** A generous outdoor space comprising a paved patio area, lawned garden, and timber shed to the side. Well maintained bedding borders add character, while a separate rear section is ideal for use as an allotment. A charming pond sits at the top right corner of the garden, enhancing the natural feel of the space.

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.

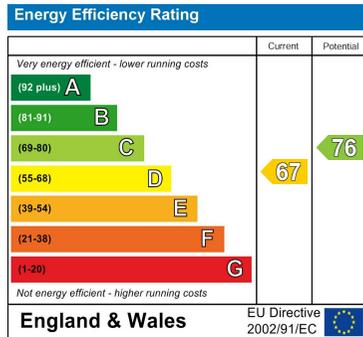
**Referral Arrangements:** The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services, and you should always consider your options before 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.



**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 :** D

**VIEWING:** Highly recommended via Acres on 0121 321 2101



**THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL IDEA OF THE LAYOUT. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF 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.