



- This is an excellent end terraced property
- Located in a fabulous residential area
- Entrance hall
- Kitchen
- Generous lounge/dining room
- Two large double bedrooms
- Bathroom
- Fore garden with lawn to front and rear
- Communal rear garden
- Garage en bloc



This is an Auction property

This freehold property is located beautifully in a cul de sac position just off Jockey Road, Sutton Coldfield that is very close to many amenities including Sutton Park, shops, schools and public transport. The interiors are generous and include the following an entrance hall, kitchen, large living room with lounge and dining area. Outside is a fore garden with lawn to both front and side and to the rear is a generous shared garden. To the first floor are two double bedrooms and a bathroom. Offering no upward chain this is an excellent buy for either an Investor or someone looking for their forever home. Council tax band B EPC rating E.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Access is via a lawned garden to front and side, pathway leading to an open porch and reception door into:

**HALLWAY** doors leading to living room and kitchen, radiator

**KITCHEN** 9'04" x 7'03 Having a range of drawer base and eye level cupboards, space for cooker, space and plumbing for washing machine, work surface, tiling to splashbacks, stainless steel sink and drainer under double glazed window

**OPEN PLAN LIVING/DINING ROOM** 22'04" x 11'11"

Lounge area to rear with double glazed patio doors to garden, staircase to first floor, fire surround with electric fire, Dining area with space for dining furniture, radiator, built in storage unit to far rear

**FIRST FLOOR LANDING** doors into bedrooms and door into storage, radiator

**BEDROOM ONE** 11'11" x 11'05" A comprehensively fitted bedroom with three double wardrobes with storage above and vanity area, double glazed leaded light window to front

**BEDROOM TWO** 11'11" x 10'09" A second excellent double bedroom, double glazed window to rear, fitted wardrobes to rear and side, vanity area

**BATHROOM** Suite including panelled bath with shower above and glazed shower screen, pedestal wash hand basin, tiling to walls

**REAR GARDEN** a shared garden with patio area to fore with lawn and planted boarders



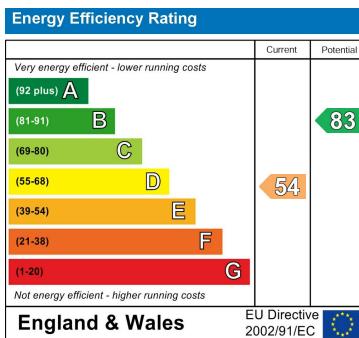
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : B

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.