

Four Ashes Road, Bentley Heath, Solihull

2 Bedroom Apartment

£90,000



FOR SALE

archer bassett
LETTINGS AND SALES







Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000
STUNNING RETIREMENT HOME - OVER 70'S ONLY This superb two double bedroom apartment is situated in the desirable market town of Solihull, near to the villages of Dorridge and Knowle. Set behind secure electric gates with stunning communal gardens, and bordering on open countryside this well equipment retirement home offers additional benefits such as a dedicated laundry room, residents lounge, on-site restaurant, mobility scooter charging room, 24/7 manned emergency call system and NHBC until November 2028.

The apartment itself is located on the first floor, close to the lift, and comprises of a spacious through lounge/diner with Juliette balcony, modern fitted kitchen with a range of integrated appliances to include electric hob, oven and fridge/freezer. Off the generous hallway is a large storage cupboard, separate W/C and two double bedrooms with the principal featuring a walk in wardrobe. The generously sized wet room features a white suite to include, bath, separate shower area, W/C and hand wash basin.

Lounge/Dining Room
7.12m x 4.25m (23'4" x 13'11")
Double glazed windows and double doors leading to Juliette balcony. Spacious through lounge/diner with feature fireplace and carpet.

Kitchen
2.91m x 2.09m (9'7" x 6'10")
Double glazed window to rear, modern fitted kitchen with range of wall and base units to include integrated electric hob, oven and fridge/freezer.

Bedroom 1
4.22m x 2.87m (13'10" x 9'5")
Double glazed window to front, large double room with built in storage cupboard and carpet.

Bedroom 2
4.22m x 2.73m (13'10" x 8'11")
Double glazed window to front. Generous double room with carpet, and walk in wardrobe.

WC
Separate W/C and hand wash basin.

Bathroom
2.80m x 2.52m (9'2" x 8'3")
A fully tiled large wet room with easy access shower area, separate bath, W/C and hand wash basin.

Tenure - Leasehold
The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this, along with any ongoing associated costs such as ground rent and service charges, via their own solicitor or legal representative. Any costs stated in these particulars have been provided by the vendor and have not been verified by the agent.

Viewings
Viewings are strictly by appointment only via Archer Bassett.

Auctioneers Additional Comments

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Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

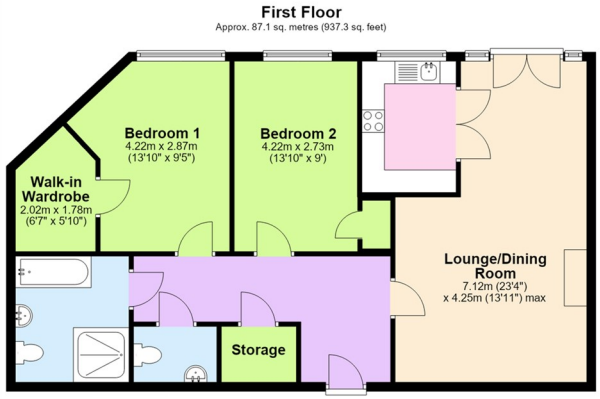
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

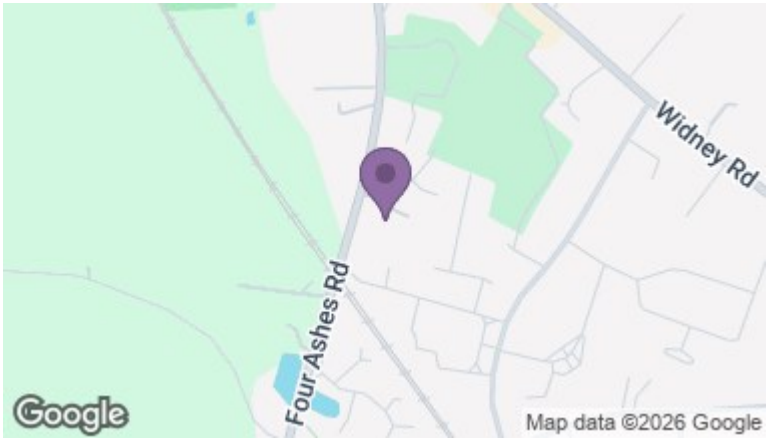
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

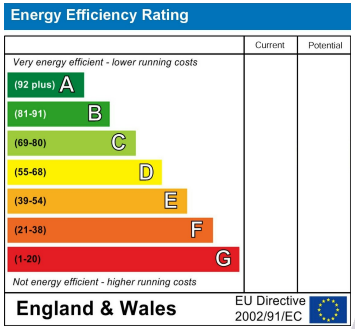
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Total area: approx. 87.1 sq. metres (937.3 sq. feet)





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Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser.
Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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