



Hednesford Road, Brownhills



Guide price £270,000



Key Features

- Popular Location
- Very well presented
- Transport links
- Local amenities
- Walking distance to Chasewater
- Driveway
- EPC rating F
- Freehold





Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £270,000

*****FABULOUS FAMILY HOME*****Sited in a popular area with good local schools, nature reserves including the picturesque Chasewater Country Park, shops and transport links. This very well presented property will be a hit with both families and commuters alike.

The three bedroom detached cottage briefly consists of; driveway, hallway entrance, 2 reception rooms, kitchen, study, garden room, downstairs shower room and, three bedrooms, family bathroom and rear garden and a garage.

Early viewing is highly recommended for this lovely home.

Tenure: Freehold
Council tax band: B
EPC: F

Auctioneers Additional Comments

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.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Frontage

Beautifully presented Detached Cottage with block paved driveway and garage.

Hallway 2.26m x 0.90m (7'5" x 3'0")

Giving access to both reception rooms,

Lounge 3.44m x 3.64m (11'4" x 11'11")

Neutrally decorated room with feature window allowing in plenty of light and an air conditioning unit cooling the lounge and Kitchen.

Sitting Room 5.45m x 6.89m (17'11" x 22'7")

L shaped room with a cast iron open fireplace and a cupboard providing under stairs storage.

Kitchen Diner 3.06m x 4.49m (10'0" x 14'8")

Well looked after fitted kitchen with matching wall and base units integrated electric oven and microwave. Ceramic tiled splashbacks, island unit with 4 ring induction hob cooker.

Study 2.71m x 3.49m (8'11" x 11'6")

Conveniently positioned between kitchen, conservatory and shower room.

Sunroom 4.09m x 3.99m (13'5" x 13'1")

Bright room allowing in plenty of natural light. Extra wall and base units and patio doors leading to garden.

Shower room 2.03m x 2.22m (6'8" x 7'4")

Tiled shower room, with a shower cubicle, toilet and hand basin. With plumbing for a washing machine.

Bedroom 1 3.50m x 3.67m (11'6" x 12'0")

Double bedroom located at the front of the property having built in storage.

Bedroom 2 3.49m x 3.68m (11'6" x 12'1")

Double bedroom located at the front of the property with views of the front aspect.

Bedroom 3 3.35m x 1.98m (11'0" x 6'6")

Single bedroom at the rear of the property with built in cupboard space. Two windows allowing in plenty of natural light.

Family Bathroom 3.33m x 1.56m (10'11" x 5'1")

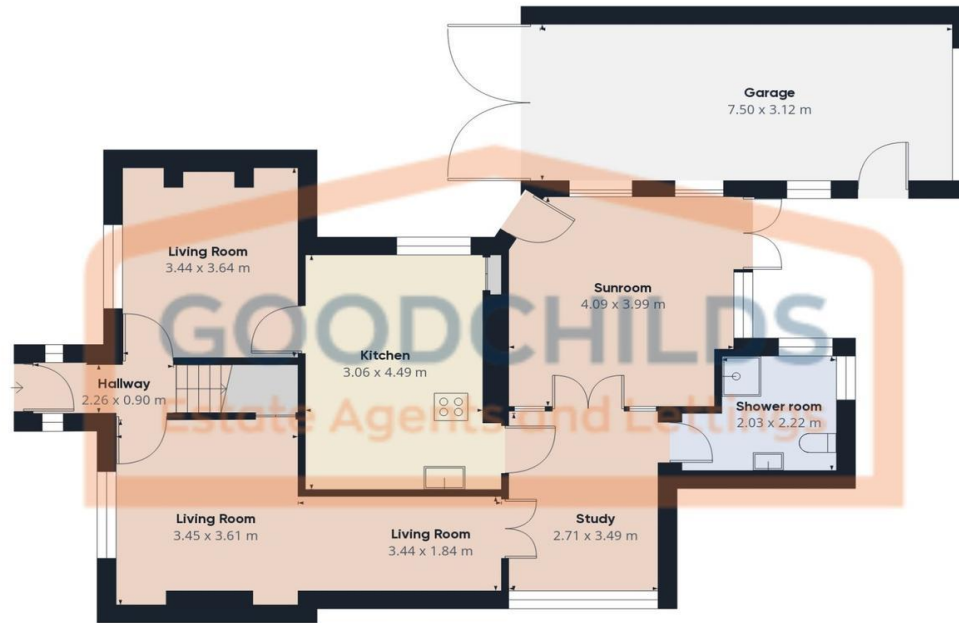
Partially tiled modern white bathroom, storage cupboards with granite worktops

Rear Garden

Enclosed rear garden with a decking area, pergola and lawn area.



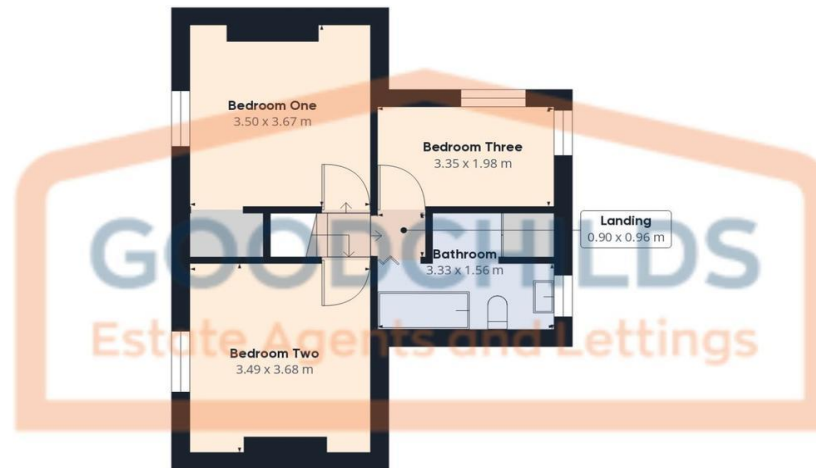




Ground floor

Approximate total area⁽¹⁾

146.13 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	25 F	
1-20	G		

