

3 Strawberry Close, Oldbury, B69 1NU



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Hicks Hadley

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****NO UPWARD CHAIN** **THREE BEDROOM DETACHED PROPERTY IN THE MOST IDEAL LOCATION****

This property is for sale by Modern Method of Auction powered by iamsold LTD. Hicks Hadley welcome to the market this superb three bedroom detached home in the one of the most sought after locations close to transport links and motorway access along with a joist of amenities and great schools nearby. The property briefly comprises: Welcoming entrance hallway, spacious lounge, fitted kitchen through to the dining space with an integral door to the garage space, on the first floor sits three great size bedrooms and a family bathroom with a corner bath tub and shower fitted. The property further benefits from a private aspect rear garden and corner position and gas central heating throughout. **EARLY VIEWING HIGHLY RECOMMENDED.**

Guide Price £240,000 - Freehold

Hicks Hadley



Entrance Hallway 6'4" x 5'1" (1.93m x 1.55m)
Composite door fitted with privacy glass panel, Central heating radiator fitted to the side elevation.

Lounge 14'6" x 12'9" max (4.42m x 3.89m max)
Double glazed bay style window fitted to the front elevation, central heating radiator fitted to the inside elevation, Gas powered fire place with feature surround fitted central, walls lights fitted with dimmers.

Dining room 9'1" x 7'9" (2.77m x 2.36m)
Glazed sliding doors into the rear garden, Central heating fitted to the side elevation.

Kitchen 9'0" x 7'7" (2.74m x 2.31m)
Double glazed window fitted to the rear elevation, Partially tiled walls, Two bowl stainless steel sink fitted, Ample unit space along with a separate storage cupboard, Integral door fitted to the garage space.

Landing 8'5" x 5'9" (2.57m x 1.75m)
Obscured double glazed window fitted to the side elevation, Storage space, Access to the loft space above, Doors to bedroom one, two and three and family bathroom.

Bedroom One 11'8" x 9'2" (3.56m x 2.79m)
Double glazed window fitted to the front elevation, Central heating radiator fitted to the front elevation, Built in wardrobe space.

Bedroom Two 9'7" x 7'4" (2.92m x 2.24m)
Double glazed window fitted to the rear elevation, Central heating radiator fitted to the inside elevation, Fitted cupboard space.

Bedroom Three 6'6" x 6'5" (1.98m x 1.96m)
Double glazed window fitted to the front elevation, Central heating radiator fitted to the side elevation, Built in cupboard space fitted.

Family bathroom
Dual aspect with double glazed obscured windows fitted to the rear and side elevation walls, Corner bath tub fitted with electric over head shower fitted, Central heating radiator fitted to the rear elevation, Partially tiled walls.

External
To the front of the property sits a large corner plot with mature planting, lawn and tarmac driveway leading to the garage, To the rear of the property sits a slabbed space which reaches around the side of the property, steps to a lawn space and landscaping throughout this private aspect garden is perfect for socializing.

Agent Notes
All main services are connected . (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :C

EPC :TBC

Tenure Information :Freehold

Any other Material Facts :Traditional brick build with tiled roof.All information has been provided by the vendor and details to be confirmed with a chosen solicitor.

Auctioneer Comments
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 buyers solicitor (for standard Grade 1 properties). 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 £349 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 Arrangement

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.

