

22 Shenstone Flats Kent Road, Halesowen, B62 8PF



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Hicks Hadley

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****NO UPWARD CHAIN****

A wonderfully spacious two bedroom second floor apartment in this most popular of locations for motorway access, schools and access to all local amenities. The property briefly comprises: entrance hall with storage cupboards, large lounge, fitted kitchen, utility room with shower cubicle, bathroom and two double bedrooms. The property further benefits from: well kept communal grounds with parking area at the rear, gas central heating and double glazing. BEING SOLD BY MODERN METHOD OF AUCTION. EPC: D

Guide Price £135,000 - Leasehold

Hicks Hadley



Entrance Hall

With two storage cupboards, central heating radiator and

Spacious Lounge 14'11 x 11'5 (4.55m x 3.48m)

With central heating radiator, electric fire and double glazed window to front elevation.

Fitted Kitchen 12' x 9'11 (max) (3.66m x 3.02m (max))

Having recently added work top to incorporate single drainer sink unit, storage cupboard, electric hob, space for fridge freezer, wall mounted central heating boiler and door into:

Utility

With shower cubicle and double glazed window to rear elevation.

Bathroom

With panel bath, vanity wash hand basin, low flush wc, splash back tiling and obscured double glazed window to side elevation.

Bedroom One 12'2 x 10'11 (3.71m x 3.33m)

With central heating radiator and double glazed window to front elevation.

Bedroom Two 11'2 x 10'11 (3.40m x 3.33m)

With central heating radiator and double glazed window to rear elevation.

Outside

Front: With pathway to front communal entrance door through communal lawn and shrubbery.

Rear: With carpark and outside storage area.

Agents Note

We have been informed by our vendor that the property is LEASEHOLD with approximately 115 years on the lease.

We have also been informed by our vendor that the service charge is currently £110 per month.

Council Tax Band: A

EPC: D

All main services are connected.

Broadband/Mobile coverage- please check on link-
//checker.ofcom.org.uk/en-gb/broadband-coverage

Auctioneer Notes

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.

