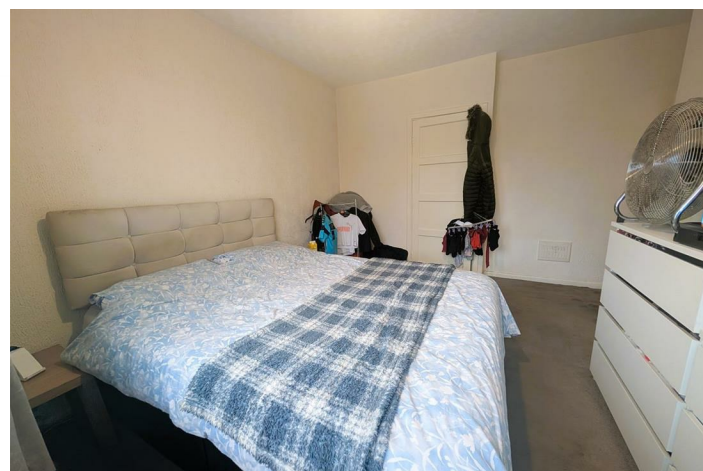


18 Knowle Road, Rowley Regis, B65 8HH




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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

****OFFERING NO UPWARD CHAIN** **SUPER INVESTMENT****

Hicks Hadley welcome to the market this three bedroom semi detached property located in a sought after location of Rowley Regis. This deceptively large property features a front reception room, dining room at the rear, kitchen with ample pantry space, On the first floor sits three great sized bedrooms, A family bathroom with a separate toilet, The property further benefits from central heating and double glazing where specified, a large low maintenance rear garden, plenty of out houses for storage and a block paved driveway. SOLD BY TRADITIONAL AUCTION THROUGH IAMSOLD

Guide Price £120,000 - Freehold

Hicks Hadley



Lounge 12'10x12'5 (3.91mx3.78m)
Having a double glazed upvc window to the front elevation, a central heating radiator to the front elevation and an access door to the dining room.

Dining room 8'11x9'5 (2.72mx2.87m)
Having a central heating radiator to the side elevation and a double glazed upvc window to the rear elevation.

Kitchen 9'9x8'4 (2.97mx2.54m)
Partially tiled Having a double glazed upvc window to the rear elevation, a central heating radiator to the inside elevation, a stainless steel sink, drainer and mixer tap, space for a washer, f/f and cooker.

Landing
Having an obscured double glazed upvc window to the side elevation, a central heating radiator to the side elevation and loft access.

Bedroom One 12'5x10'4 (3.78mx3.15m)
Having a double glazed upvc window to the front elevation, a central heating radiator to the front elevation and built in cupboard space.

Bedroom Two 11'9x9'5 (3.58mx2.87m)
Having a double glazed upvc window to the rear elevation, a central heating radiator to the rear elevation and built in cupboard space.

Bedroom Three 9'5x8'6 (2.87mx2.59m)
Having a double glazed upvc window to the front elevation, a central heating radiator to the front elevation and a Worcester boiler.

Bathroom
Having a Obscured double glazed upvc window to the rear elevation, a radiator to the inside elevation, a bath with an electric shower over, separate toilet and a water tank.

External
To the front of the property sits a block paved driveway with ample off road parking to the rear of the property sits a large slabbed area making for a low maintenance space with out buildings making for great storage space.

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 :B

EPC :C

Tenure Information :Freehold

Any other Material Facts :Traditional brick and block build with tiled roof,All information has been advised by the vendor please confirm details with a chosen solicitors.

Auctioneer Comments



This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold). The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The buyer 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.

