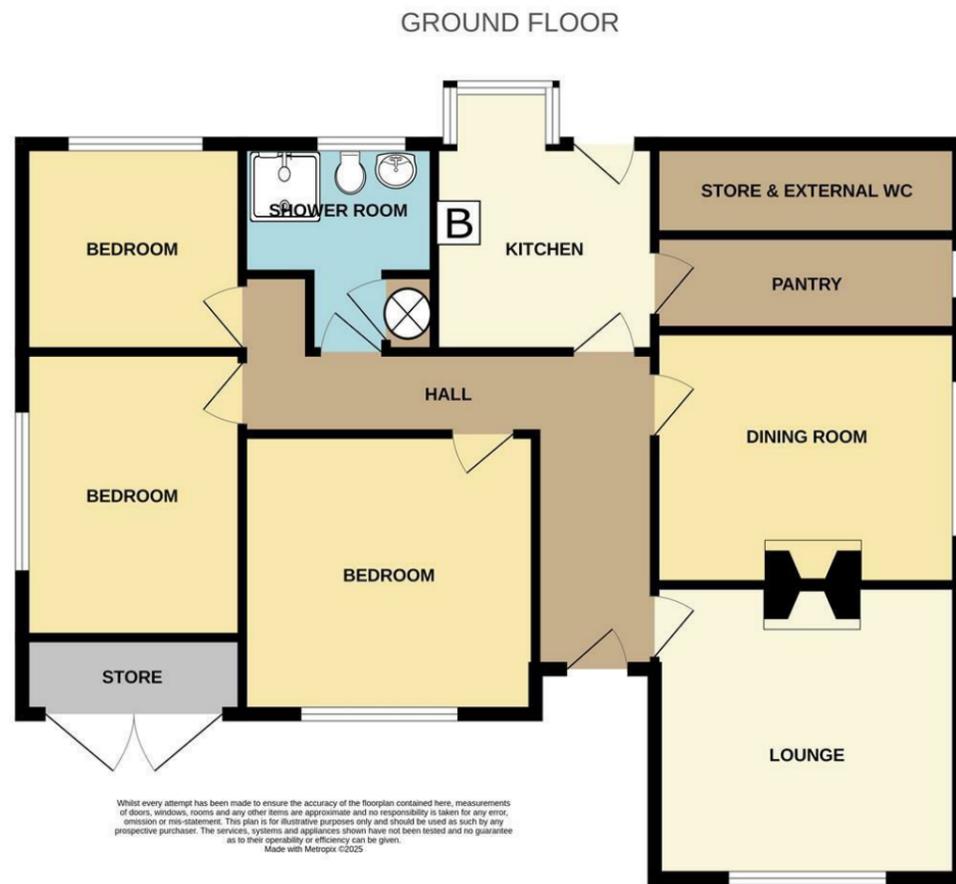


Saltbrook Road, Halesowen, B63 2QJ



## Saltbrook Road, Halesowen



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £260,000 + Reservation Fee

**\*\*NO UPWARD CHAIN\*\* \*\*HUGE POTENTIAL\*\***

Hicks hadley welcome to the market a three bedroom detached bungalow offering a substantial corner plot of land which sits back on the riverside. This home is situated conveniently for commuters and amenities whilst being nestled away and offering heaps of potential to be a very special family home. The property briefly comprises, Entrance hallway, two reception rooms, kitchen with large pantry space, three great size bedrooms and a family bathroom. The property further benefits from gas central heating.

**Guide Price £250,000 - Freehold**

**Hicks Hadley**



**Entrance hallway** I shape 13'7" x 4'9" 17'5" (I shape 4.14m x 1.45m 5.31m)

Access to all rooms,radiator fitted to the side elevation,herringbone style flooring fitted.

**Reception room one** 12'4" x 12'0" (3.76m x 3.66m)

Glazed window fitted to the front elevation,radiator fitted to the side elevation,fireplace with feature surround fitted central.

**Reception room two** 12'3" x 10'4" (3.73m x 3.15m)

Window fitted to the side elevation,Radiator fitted to the side elevation,fireplace with feature surround fitted central.

**Kitchen** 9'0" x 8'4" (2.74m x 2.54m)

window fitted to the rear elevation,glazed door fitted to the side elevation,deep sink fitted,partially tiled walls,central heating boiler wall mounted,spacious pantry/utility space with a window fitted to the side elevation.

**Bedroom one** 12'0" x 11'5" (3.66m x 3.48m)

Glazed window fitted to the front elevation,Radiator fitted to the front elevation.

**Bedroom two** 11'8" x 9'0" (3.56m x 2.74m)

Glazed window fitted to the side elevation,radiator fitted to the inside elevation.

**Bedroom three** 9'0" x 8'5" (2.74m x 2.57m)

Glazed window fitted to the rear elevation,radiator fitted to the side elevation.

**Family bathroom**

Privacy glazed window fitted to the rear elevation,electric walk in shower fitted,partially tiled,sink and low flush w.c,ample storage space,radiator fitted to the side elevation.

**External**

This property offers an abundance of outside space with a wrap around garden,mature planting and an ON/OFF driveway this corner plot is set on a riverside with much mature planting throughout the large lawn space around the property.

**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 and block build with tiled roof,all information has been provide by the vendor,please confirm details with a chosen solicitor.

**Auctioneer notes**

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.

