

The Wellies Mackmillan Road, Rowley Regis, B65 8AS



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Hicks Hadley

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****THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION
POWERED BY IAMSOLD LTD****

Hicks Hadley are proud to present to you this two bedroom detached bungalow in situated in a convenient and family oriented location with amenities and transport links nearby. The property briefly comprises; A spacious lounge, front facing double bedroom, bedroom two is situated to the rear of the property, re-fitted kitchen with additional room to the side of the property. The property further benefits from a private and low maintenance rear garden along with double glazing and central heating throughout. VIEWING RECOMMENDED.

Price Guide £160,000 - Freehold

Hicks Hadley



Lounge 12'6" x 11'7" (3.81m x 3.53m)

Double glazed window fitted to the front elevation, radiator fitted to the inside elevation, Gas fire place with feature surround.

Bedroom One 11'6" x 9'8" (3.51m x 2.95m)

Double glazed window fitted to the front elevation, radiator fitted to the inside elevation.

Bedroom Two 10'7" x 6'1" (3.23m x 1.85m)

double glazed window fitted to the rear elevation, radiator fitted to the inside elevation.

Family Bathroom

Privacy glazed window fitted to the rear elevation, partially tiled walls, walk in shower cubicle with electric shower fitted, low flush w.c fitted, sink with chrome mixer tap fitted with vanity unit, radiator fitted to the side elevation.

Kitchen/Dining room 10'7" x 9'8" (3.23m x 2.95m)

Glazed window fitted tot he rear elevation, radiator fitted to the inside elevation, ample unit space available, one bowl sink with drainer and mixer tap fitted, partially tiled walls, appliance for washing machine and fridge freezer, four ring gas hob fitted above oven, access door to the second reception room.

Second reception room 13'4" x 6'7" (4.06m x 2.01m)

Double glazed sliding doors accessing the rear garden, also partially glazed door to the front elevation, radiator fitted to the side elevation.

External

To the frontage sits a driveway with off road parking available along with slabbed pathway to the front entrance along with stones and mature planting, To the rear of the property sits a large block paved and slabbed garden with mature planting around boarders, making for a low maintenance 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](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :B

EPC :TBC

Tenure Information :FREEHOLD

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

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.

