

for sale

guide price **£180,000**



## Blakedown Road Halesowen B63 4QL

A fantastic opportunity to purchase this three/four bedroom semi-detached home in a popular central Halesowen in need of modernisation offering plenty of potential. Briefly comprising: hallway, lounge, dining kitchen, bedroom four/reception room, wet room, three bedrooms, bathroom with separate w.c, rear garden and off road parking. Offered for sale with No upward chain and sold via modern method of auction, this property must be viewed to be appreciated.

# Blakedown Road Halesowen B63 4QL

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any

payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Approach

The property has a driveway to the front with pathway to rear access and ramp leads to front door

## Hallway

Stairs to first floor accommodation, storage cupboard with warm air heating unit, double glazed window to front elevation and door to lounge

## Lounge

16' 1" x 11' 5" ( 4.90m x 3.48m )

Window to rear elevation, warm air heating, door to kitchen

## Dining Kitchen

15' 7" max x 7' 11" ( 4.75m max x 2.41m )

Wall and base units with work surfaces and sink and drainer, space for cooker and washing machine, part tiling to walls, storage cupboard, window to side and rear elevation, double glazed door to side



### Bedroom Four/reception Room

11' 11" x 9' 5" max ( 3.63m x 2.87m max )

Double glazed window to front elevation, electric heater and door to wet room

### Wet Room

Comprising: shower, wash hand basin, low level w.c, part tiling to walls, tiled flooring and double glazed obscured window to side elevation

### First Floor Landing

Access to loft space and doors leading to:

### Bedroom One

12' 11" x 10' 11" ( 3.94m x 3.33m )

Window to rear elevation,

### Bedroom Two

11' 6" x 8' ( 3.51m x 2.44m )

Double glazed window to front elevation, storage cupboard

### Bedroom Three

8' x 8' 4" max ( 2.44m x 2.54m max )

Double glazed window to front elevation, storage cupboard

### Bathroom

Panelled bath, wash hand basin, airing cupboard, part tiling to walls, obscured window to rear elevation

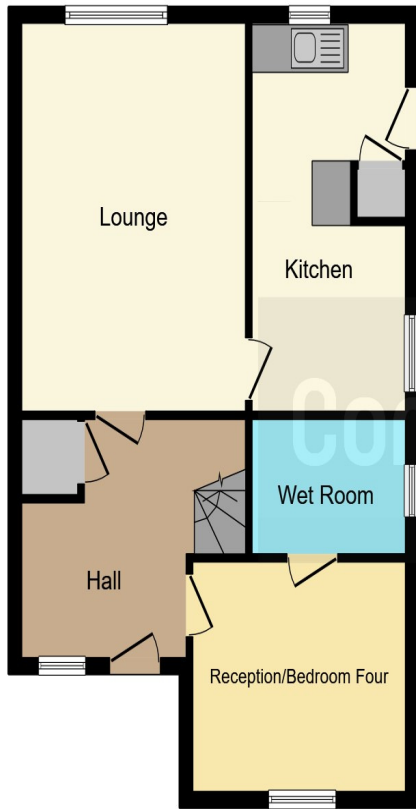
### Separate Wc

Low level w.c, obscured window to side elevation

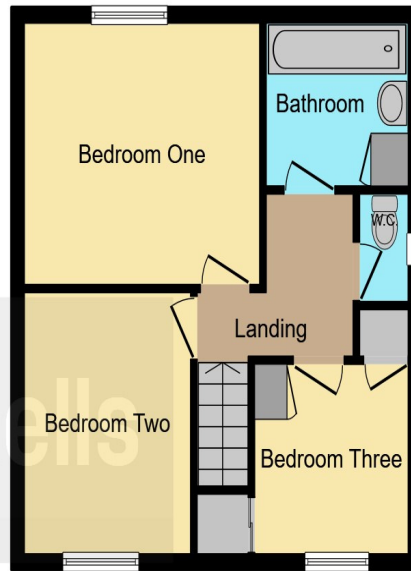
### Rear Garden

Patio area with pathway leading to the front, steps to lawned area with mature shrubs, fencing to borders and timber shed





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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10 Hagley Road  
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Property Ref: HSW314782 - 0004

**Tenure:** Freehold

**EPC Rating:** E

**view this property online [connells.co.uk/Property/HSW314782](http://connells.co.uk/Property/HSW314782)**



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