

for sale

guide price **£120,000**



## Windmill Hill Halesowen B63 2BY

Recently renovated, this two bedroom mid-terraced property is conveniently located for shops, schools and transport links and is offered for sale with No Upward Chain. Briefly comprising: lounge, breakfast kitchen, re-fitted shower room, two double bedrooms and courtyard garden to the rear. Viewing highly recommended.

# Windmill Hill Halesowen B63 2BY

## 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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 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 is conveniently located close to shops and transport links, front door opens to lounge

## Lounge

11' 8" max x 12' 8" max ( 3.56m max x 3.86m max )

Double glazed window to front elevation, wood effect flooring, central heating radiator, glazed door to kitchen

## Breakfast Kitchen

14' 10" plus recess x 11' 8" max ( 4.52m plus recess x 3.56m max )

Re-fitted with range of wall and base units with work surfaces over, sink and drainer, gas hob with cooker hood over, integrated oven, space for appliances, plumbing for washing machine, central heating radiator, spot lights to ceiling, wood effect flooring, double glazed window to rear elevation, door to rear garden





## Shower Room

Re-fitted with double shower cubicle, vanity wash hand basin, low level w.c, heated towel rail, extractor, tiling to walls and floor

## Cellar

Power and Lighting

## First Floor Landing

Doors opening to:

### Bedroom One

12' 11" max x 11' 10" max ( 3.94m max x 3.61m max )

Double glazed window to front elevation, central heating radiator, new carpet

### Bedroom Two

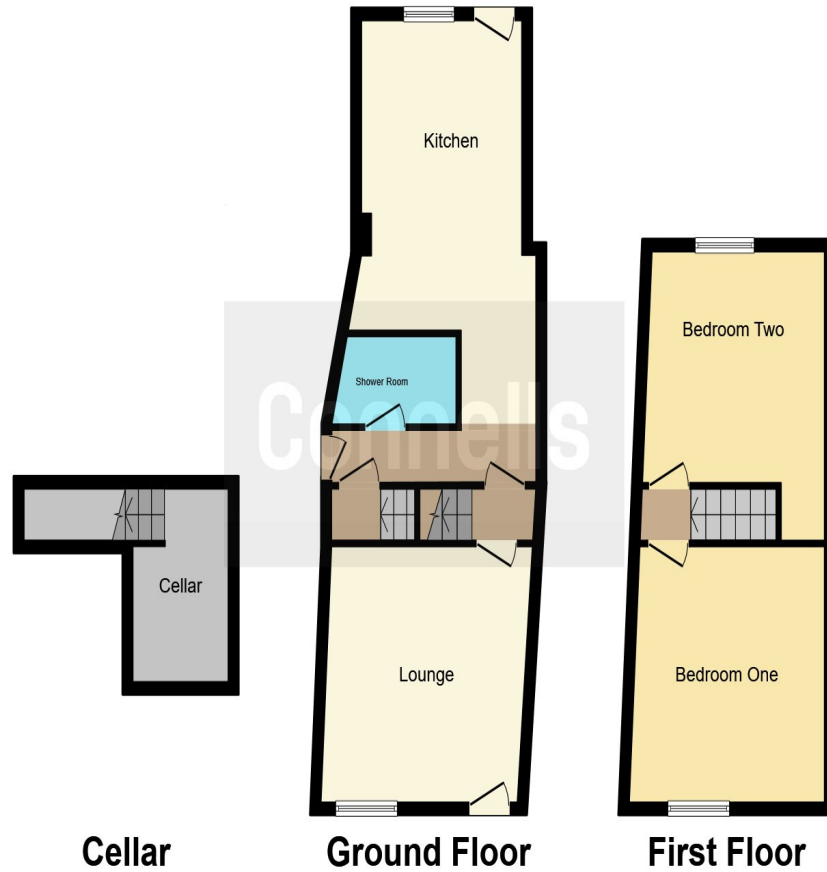
12' plus recess x 11' 10" max ( 3.66m plus recess x 3.61m max )

Double glazed window to rear elevation, central heating radiator, access to loft space

## Rear Garden

A low maintenance courtyard garden with paved patio and gate opening to shared access





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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**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315084 - 0003

**Tenure:** Freehold

**EPC Rating:** D

**view this property online [connells.co.uk/Property/HSW315084](http://connells.co.uk/Property/HSW315084)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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