

for sale

guide price **£150,000**



Nimmings Road Halesowen B62 9JF

Offered for sale with NO UPWARD CHAIN, this three bedroom family home is conveniently located for shops, schools and transport links and benefits from off road parking and a garage. Briefly comprising: porch, hallway, lounge, dining room, kitchen, utility, w.c, three bedrooms, shower room, garage and pleasant rear garden. Sold via Modern Method of Auction.

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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 has a concrete frontage with electric door to garage, front door opens to porch

Porch

Front door opens to hallway

Hallway

Central heating radiator, stairs to first floor accommodation, wood effect flooring and doors leading to:

Dining Room

10' 5" x 9' 10" max (3.17m x 3.00m max)

Double glazed window to rear elevation, central heating radiator, wood effect flooring and leading through to lounge

Lounge

12' 10" into bay x 10' 5" max (3.91m into bay x 3.17m max)



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

Kitchen

13' 10" x 6' (4.22m x 1.83m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, space for cooker, central heating boiler, double glazed window to rear and side elevation, central heating radiator and door to utility

Utility Room

17' x 6' 5" max (5.18m x 1.96m max)

Wall and base units, sink and drainer, double glazed door to rear garden, door to w.c and door to garage

W.C

Low level w.c, double glazed obscured window to rear elevation

First Floor Landing

Double glazed obscured window to side elevation, loft access and doors leading to:

Bedroom One



10' 8" max x 10' 1" max (3.25m max x 3.07m max)

Double glazed window to rear elevation, central heating radiator

Bedroom Two

11' x 9' 3" max (3.35m x 2.82m max)

Double glazed window to front elevation, central heating radiator

Bedroom Three

6' 11" x 6' 7" (2.11m x 2.01m)

Double glazed window to front elevation, central heating radiator

Shower Room

Comprising: shower cubicle, low level w.c, wash hand basin, double glazed obscured window to rear elevation

Rear Garden

A pleasant rear garden with patio area, lawns beyond, pathway to rear, mature plants and shrubs

Garage

16' 4" max x 9' 1" max (4.98m max x 2.77m max)

Electric roller door to front, door to utility, storage cupboard





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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10 Hagley Road
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Property Ref: HSW315271 - 0002

Tenure: Freehold

EPC Rating: D

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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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