

for sale

guide price **£220,000**



Beecher Street Halesowen B63 2DP

Do not miss out on this traditional detached residence occupying a large plot in a convenient location offering plenty of potential subject to planning permission. The property is in need of modernisation and offered for sale with NO UPWARD CHAIN, briefly comprising: porch, hallway, two good sized reception rooms, kitchen, w.c, three bedrooms, bathroom with separate w.c, double detached garage and a great sized plot roughly 0.22 acres which must be verified by potential purchasers prior to completion.

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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

Gated and walled frontage opening to a large tarmac driveway leading to a double detached garage, access to the rear of property from both sides and a double glazed door into the porch.

Porch

Door opening to hallway.

Hallway

Spacious and welcoming hallway with obscured double glazed window to side elevation, meter cupboard, central heating radiator, stairs to landing and doors leading to;

Lounge

12' 11" max x 15' 6" Into bay (3.94m max x 4.72m Into bay)

Double glazed bay window to front elevation, obscured double glazed window to side elevation, electric fire with feature fireplace, coving to ceiling and central heating radiator.

Dining Room

15' 6" Into bay x 12' 10" max (4.72m Into bay x 3.91m max)

Double glazed bay window to rear elevation, double glazed obscured window to side elevation, brick fireplace with electric fire, tiled flooring, coving to ceiling, central heating radiator.



Kitchen

15' 10" x 9' 11" max (4.83m x 3.02m max)

Fitted with a range of wall and base units, gas hob with cooker hood over, double oven, three double glazed windows to side elevation, central heating radiator, door to pantry, one and a half bowl sink and drainer, storage cupboard housing central heating boiler, tiled flooring, part tiling to walls, integrated fridge freezer and door leading to rear hall.

Rear Hallway

Double glazed door to rear garden, tiled floor and part tiling to walls, double glazed window to rear elevation, double glazed window to side elevation and door leading to downstairs w.c.

Downstairs W.C.

Tiling to walls and floor, single wash hand basin, low level w.c, mirrored vanity cupboard, pedestal wash hand basin, obscured double glazed window to side elevation.

First Floor Landing

Obscured double glazed window to side elevation, doors leading to;

Bedroom One

13' 11" max x 12' 11" max (4.24m max x 3.94m max)

Double glazed dual aspect windows facing front and side elevation, coving to ceiling, central heating radiator.



Bedroom Two

13' x 11' 11" max (3.96m x 3.63m max)

Dual aspect double glazed windows facing rear and side elevation, coving to ceiling central heating radiator.

Bedroom Three

8' 11" max x 9' To rear of wardrobes. (2.72m max x 2.74m To rear of wardrobes.)

Built in wardrobes, central heating radiator, double glazed window to front elevation.

Family Bathroom

Comprising: panelled bath, shower cubicle, pedestal wash hand basin, tiling to walls and floor, loft access, obscured double glazed window to side elevation, central heating radiator.

Separate W.C.

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

Detached Double Garage

Detached double garage of concrete construction, two up and over doors. Agents note: Vendor has advised the roof of the garage may contain asbestos

Rear Garden

A large plot with an estimated size of 0.22 acres which must be verified by the purchaser prior to purchase. Accessed from both sides of the property, the grounds of this property are currently very overgrown. See attached plan for guidance regarding the boundaries.





Ground Floor

First Floor

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

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T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315225 - 0003

Tenure: Freehold

EPC Rating: E

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