

for sale

guide price **£240,000**



Lutley Mill Road Halesowen B63 4HX

A deceptively spacious three bedroom semi-detached home in a popular central Halesowen location, offered for sale with NO UPWARD CHAIN via modern method of auction. The property briefly comprises; entrance porch, hallway, lounge, dining room, kitchen, three good size bedrooms, family bathroom, driveway, garage and rear garden. Benefitting from solar panels and offering huge potential, viewing is highly recommended.

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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 is approached via a block paved driveway leading to garage, pathway leading to gated rear access and door opens to the porch.

Porch

Tiled flooring, door opening to hallway.

Hallway

A spacious and welcoming hallway, central heating radiator, stairs to first floor landing, under stairs storage cupboard and doors leading to;

Lounge

13' 2" x 11' 2" max (4.01m x 3.40m max)

Central heating radiator, double glazed windows to front elevation.



Dining Room

11' 5" x 11' 2" max (3.48m x 3.40m max)

Double glazed doors opening to rear garden, central heating radiator and electric fire.

Kitchen

13' 6" x 7' (4.11m x 2.13m)

Fitted with a range of wall and base units with work surfaces over, gas hob with double oven, plumbing for washing machine, one and a half bowl sink and drainer, tiled flooring, space for appliances, central heating radiator, double glazed windows to rear elevation and door opening to rear garden.

First Floor Landing

Access to loft space and doors leading to;

Bedroom One

13' 11" max x 11' 2" (4.24m max x 3.40m)

Double glazed windows to front elevation and central heating radiator.

Bedroom Two

11' 5" max x 11' 2" (3.48m max x 3.40m)

Double glazed windows to rear elevation and central heating radiator.



Bedroom Three

7' 9" x 8' (2.36m x 2.44m)

Double glazed windows to front elevation and central heating radiator.

Family Bathroom

Comprising: panelled bath with shower, pedestal wash hand basin, low level w.c, tiled walls, extractor fan. double glazed obscured window to rear elevation and central heating radiator.

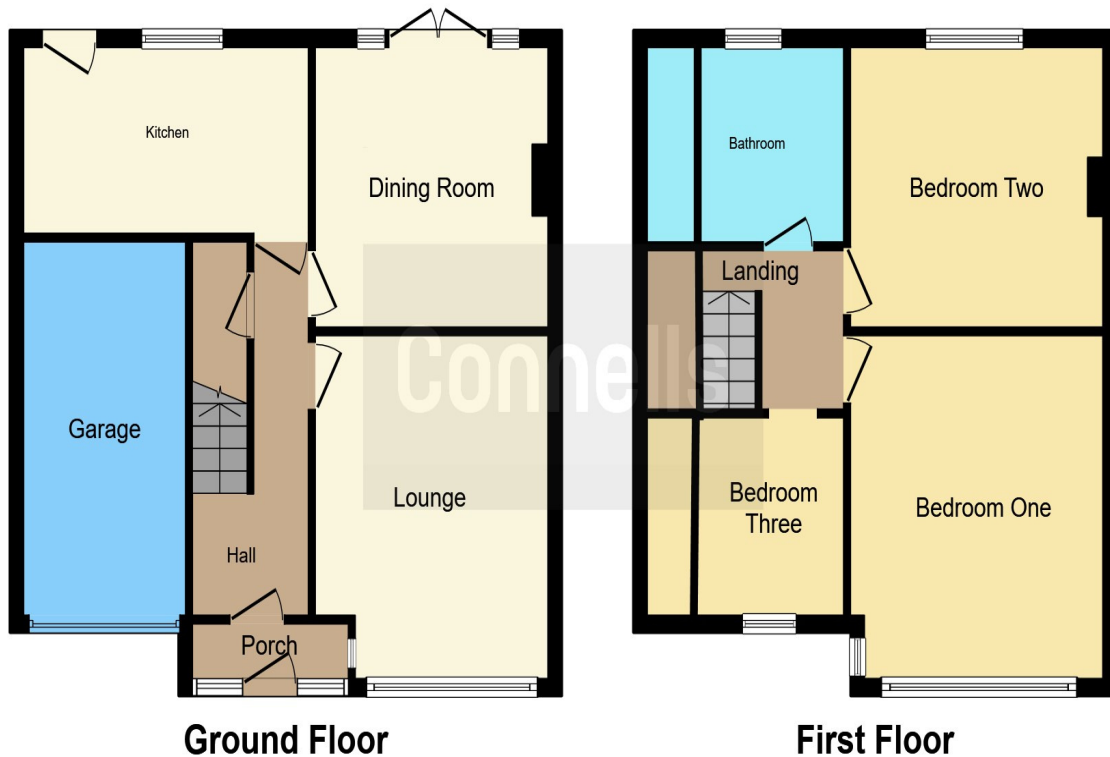
Rear Garden

Patio area with steps leading up to lawn, mature trees and shrubs, brick outhouse/storage space, gate to front access and fencing to borders.

Solar Panels

There are solar panels at the property which are in the process of being fully purchased by the current owners





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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Property Ref: HSW315394 - 0002

Tenure: Freehold

EPC Rating: B

view this property online connells.co.uk/Property/HSW315394



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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