

for sale

guide price **£135,000**



Alvechurch Road Halesowen B63 4PP

A fantastic opportunity to purchase this three bedroom semi-detached home in a central Halesowen location in need of modernisation. Due to the low lease, this property is suitable for cash buyers only. Offering great potential, the property occupies a corner plot and briefly comprises: hallway, lounge, breakfast kitchen, three good sized bedrooms, bathroom, rear garden, garage and driveway. Being sold via Modern Method of Auction and with NO UPWARD CHAIN, viewing is 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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 occupies a good sized corner plot with lawns to front and side, driveway leads to the garage, steps lead down to the side door which opens to hallway

Hallway

Stairs to first floor accommodation, central heating radiator, double glazed obscured window to side elevation, door to rear garden and doors leading to:

Lounge

19' 11" x 12' 7" max (6.07m x 3.84m max)

Double glazed window to front and side elevation, two central heating radiators



Breakfast Kitchen

12' 4" x 11' 4" (3.76m x 3.45m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, gas hob, double oven, part tiling to walls, central heating boiler, central heating radiator, double glazed window to rear elevation

First Floor Landing

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

Bedroom One

12' 10" max x 12' 8" (3.91m max x 3.86m)

Double glazed window to front elevation, central heating radiator, storage cupboard

Bedroom Two

12' 6" x 11' 2" (3.81m x 3.40m)

Double glazed window to rear elevation, central heating radiator



Bedroom Three

7' 10" x 7' 3" (2.39m x 2.21m)

Double glazed window to front elevation, central heating radiator

Bathroom

Bath with shower over, low level w.c, wash hand basin, central heating radiator, part tiled walls, double glazed obscured window to rear elevation

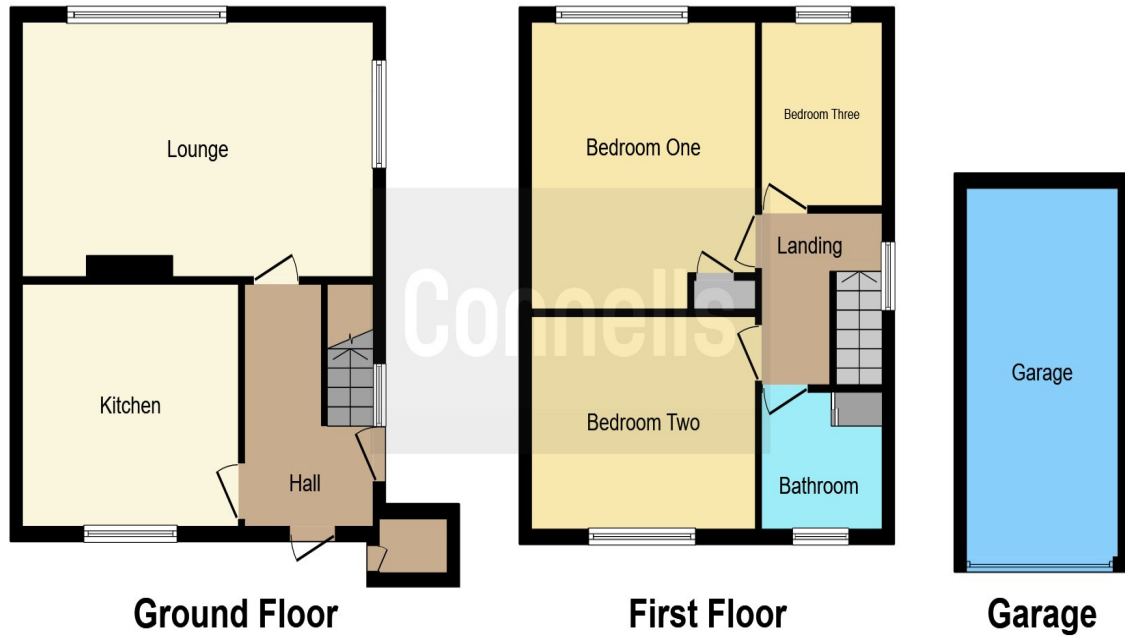
Rear Garden

In need of attention, the garden has a patio area with tiered garden, mature shrubs to borders

Garage

In need of some repair, double wooden doors to front, driveway with dropped kerb





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
 HALESOWEN B63 4RG

Property Ref: HSW315133 - 0002

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/HSW315133

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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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