

for sale

guide price **£285,000**



## Frankley Avenue HALESOWEN B62 0DX

A delightful family home in a sought after and convenient location close to shops, schools and transport links. Offered for sale with NO UPWARD CHAIN, the property briefly comprises: porch, hallway, through lounge/dining room, kitchen, utility, downstairs w.c, small garage/store, three bedrooms, bathroom, pleasant rear garden and driveway to the front. Being sold via modern method of auction, early viewing is essential to avoid disappointment.



# Frankley Avenue HALESOWEN B62 0DX

## 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 has a driveway to the front with up and over door opening to small garage/storage, front door opens to porch

## Porch

Door to Hallway

## Hallway

Stairs to first floor accommodation, central heating radiator, doors leading to:

## Through Lounge/Dining Room

27' 9" into bay x 11' 2" max ( 8.46m into bay x 3.40m max )

Double glazed bay window to front elevation, two central heating radiators, gas fire with feature surround, coving to ceiling, double glazed windows and door to rear elevation





## Kitchen

7' 11" x 7' ( 2.41m x 2.13m )

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, space for cooker with cooker hood over, part tiling to walls, door to pantry, double glazed window to rear elevation, door to utility

## Utility

8' 7" plus recess x 7' 5" ( 2.62m plus recess x 2.26m )

Double glazed door to rear garden, cupboards and work surfaces, plumbing for washing machine, space for appliances, central heating boiler, door to w.c and door to storage

## W.C

Low level w.c, wash hand basin, extractor

## First Floor Landing

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

## Bedroom One

14' 6" into bay x 11' 2" max ( 4.42m into bay x 3.40m max )

Double glazed bay window to front elevation, central heating radiator,

## Bedroom Two

14' into bay x 10' 6" max ( 4.27m into bay x 3.20m max )

Double glazed bay window to rear elevation, central heating radiator

## Bedroom Three

7' x 6' 2" ( 2.13m x 1.88m )

Double glazed feature window to front elevation, central heating radiator

## Bathroom

Comprising: panelled bath, shower cubicle, low level w.c, wash hand basin, central heating radiator, part tiling to walls, double glazed obscured window to rear elevation

## Rear Garden

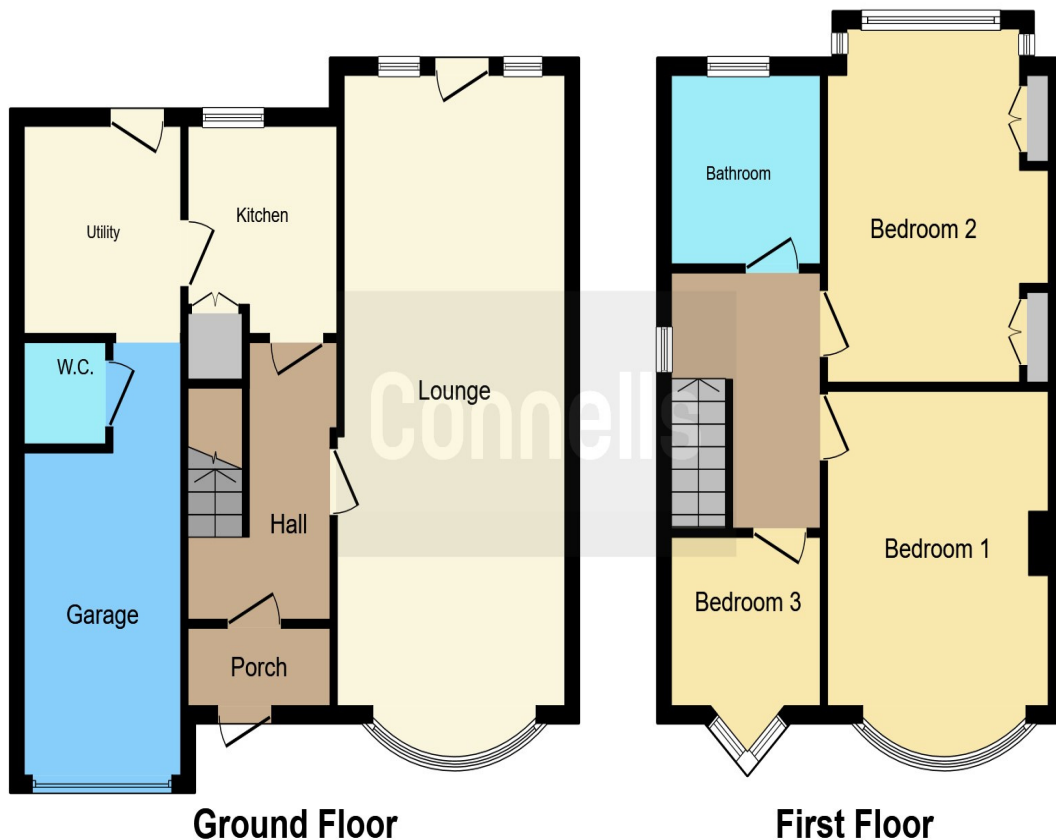
A pleasant rear garden perfect for families and entertaining with patio area, lawns beyond with pathway to the rear, mature plants and shrubs, fencing to borders

## Small Garage/Store

9' 11" x 7' 4" ( 3.02m x 2.24m )

Useful storage space with up and over door and door to utility





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](http://www.focalagent.com)

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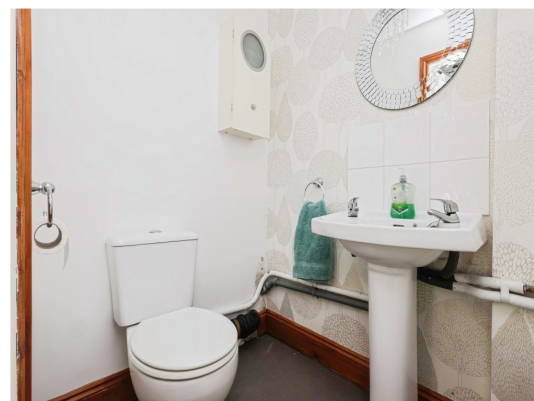
10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315781 - 0003

**Tenure:** Freehold

**EPC Rating:** D

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