

for sale

guide price **£220,000**



Furlong Lane Halesowen B63 2SN

A spacious three bedroom detached family home in a convenient and popular location. Offered for sale with NO UPWARD CHAIN and being sold via Modern Method of Auction. Briefly comprising: porch, hallway, kitchen, lounge, conservatory, three good sized bedrooms, en-suite shower room, family bathroom, rear garden, garage and off road parking to the front.

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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 has a block paved driveway to the front, gate to side access, up and over door to garage and double glazed door opens to porch

Porch

Further door opens to hallway

Hallway

Door to garage, stairs to first floor accommodation, central heating radiator, under stairs storage cupboard and doors leading to:



Kitchen

12' 9" x 8' (3.89m x 2.44m)
Fitted with a range of wall and base units with work surfaces over, space for cooker, cooker hood, one and half bowl sink and drainer, part tiling to walls, space for appliances, plumbing for washing machine, double glazed window to front elevation, double glazed door to side

Lounge

19' 1" max x 13' (5.82m max x 3.96m)
Central heating radiator, coving to ceiling, wood effect flooring, double doors to conservatory

Conservatory

15' 5" x 7' 8" (4.70m x 2.34m)
Double glazed French doors to rear garden, tiled flooring

First Floor Landing

Doors leading to:

Bedroom One

12' 11" x 11' 4" (3.94m x 3.45m)
Double glazed window to front elevation, wood effect flooring, central heating radiator, door to en-suite

En-Suite

Comprising: shower cubicle, vanity unit with wash hand basin, low level w.c, tiled flooring and walls, double glazed obscured window to front elevation

Bedroom Two

12' 11" x 8' (3.94m x 2.44m)
Double glazed window to rear elevation, central heating radiator, coving to ceiling, wood effect flooring

Bedroom Three

10' 8" x 9' 8" (3.25m x 2.95m)
Double glazed window to rear elevation, central heating radiator, coving to ceiling, wood effect flooring

Bathroom

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

Garage

18' 1" x 7' 6" max (5.51m x 2.29m max)
Up and over door to front, door to hallway





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

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

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315897 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online connells.co.uk/Property/HSW315897



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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