

for sale

guide price **£225,000**



Naseby Drive HALESOWEN B63 1HJ

Offering huge potential, this detached family home occupies a large corner plot on this popular and sought after Squirrels estate in the heart of Halesowen. Briefly comprising: hallway, open-plan lounge/dining room, fitted kitchen, downstairs w.c, three good sized bedrooms, family bathroom, pleasant rear garden, garage with car port and driveway. Sold via Modern Method of Auction and with NO UPWARD CHAIN, 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 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 large corner plot on the popular and sought after Squirrells estate in the heart of Halesowen. A good sized driveway leads down to the car port with up and over door opening to the garage. Large lawned area wraps around the property and front door opens to hallway

Hallway

Double glazed window to front elevation, stairs to first floor accommodation, doors leading to:

Downstairs W.C

Low level w.c, wash hand basin



Lounge/Dining Room

28' x 12' 4" max (8.53m x 3.76m max)

Double glazed window to front elevation, wood effect flooring, coving to ceiling, brick fireplace, double glazed French door opening to the rear garden, door to kitchen

Kitchen

13' 10" x 8' 7" (4.22m x 2.62m)

Fitted with a range of wall and base units with work surfaces over, Belfast sink, Integrated double oven, gas hob, integrated microwave, tiled flooring, spot lights to ceiling, door to side, double glazed window to rear elevation, cupboard housing gas warm air heating boiler

First Floor Landing

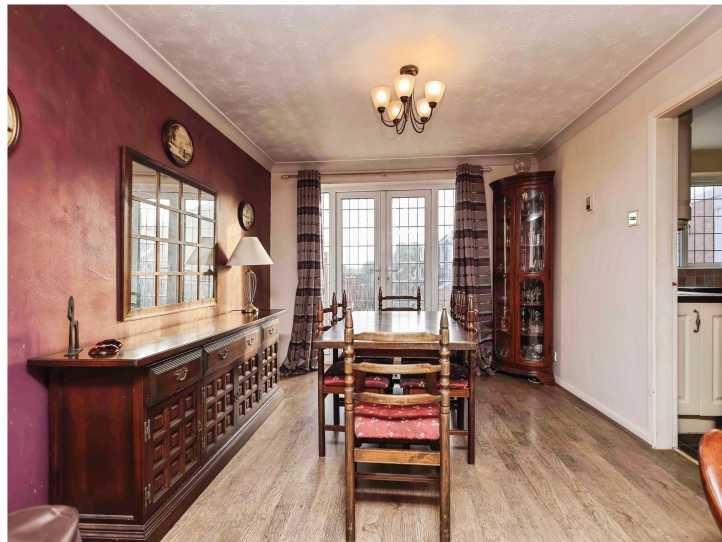
Double glazed window to side elevation, airing cupboard, loft access and doors leading to:

Bedroom One

15' 10" into recess x 10' 8" (4.83m into recess x 3.25m)

Double glazed window to front elevation, built in wardrobes, wood flooring.

Agents note: head height reduced in some areas due to eaves



Bedroom Two

13' 11" x 9' 5" (4.24m x 2.87m)

Double glazed window to rear elevation with far reaching views, wood flooring, built in storage cupboard

Agents note: head height reduced in some areas due to eaves

Bedroom Three

9' 4" x 7' 11" plus recess (2.84m x 2.41m plus recess)

Double glazed window to rear elevation with far reaching views, wood flooring

Agents note: head height reduced in some areas due to eaves

Bathroom

Comprising: bath with shower over, tiled flooring, low level w.c, wash hand basin, part tiling to walls and double glazed window to side elevation

Rear Garden

A pleasant rear garden perfect for families and entertaining with patio area, step down to lawns, mature trees and shrubs, fencing to borders, door to garage

Garage

Up and over door to front, door to rear garden





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: HSW316070 - 0010

Tenure: Freehold EPC Rating: D

Council Tax Band: D

view this property online connells.co.uk/Property/HSW316070



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