

for sale

guide price **£140,000**



Talbot Street HALESOWEN B63 2TD

A two bedroom end terraced property in a popular and convenient location close to transport links, shops and other local amenities. Occupying a larger plot than others in the street, allowing for a driveway and a substantial rear garden, this property boasts well-proportioned rooms and excellent accommodation both inside and out. Offered for sale by MODERN METHOD OF SALE and with NO UPWARD CHAIN this property briefly comprises: entrance hall, cellar, two reception rooms, kitchen, wet room, two good sized bedrooms, driveway, spacious rear garden. Viewing is highly recommended to appreciate the accommodation on offer.

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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 spacious driveway, with gated access to the rear garden. The front door is located on the side of the property, opening to:

Entrance Hall

Doors opening to:

Cellar

A good sized cellar with lighting.

Reception Room One

12' x 13' 5" max (3.66m x 4.09m max)

Central heating radiator, double glazed window to side elevation, double glazed window to rear elevation, doors leading to:



Reception Room Two

11' 11" x 13' max (3.63m x 3.96m max)

Stairs up to first floor accommodation, central heating radiator, double glazed window to front elevation.

Inner Hall

Two double glazed obscured windows to side elevation, door to garden, leading to:

Kitchen

9' 1" x 9' 10" (2.77m x 3.00m)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, part tiling to walls, central heating radiator, space for appliances, double glazed window to side elevation, leading to:

Wet Room

Low level W.C, wash hand basin, extractor, part tiling to walls, central heating radiator, double glazed obscured window to rear elevation,

Landing

Double glazed window to side elevation, doors leading to:

Bedroom One

12' 1" x 13' 1" max (3.68m x 3.99m max)

Central heating radiator, double glazed window to front elevation.

Bedroom Two

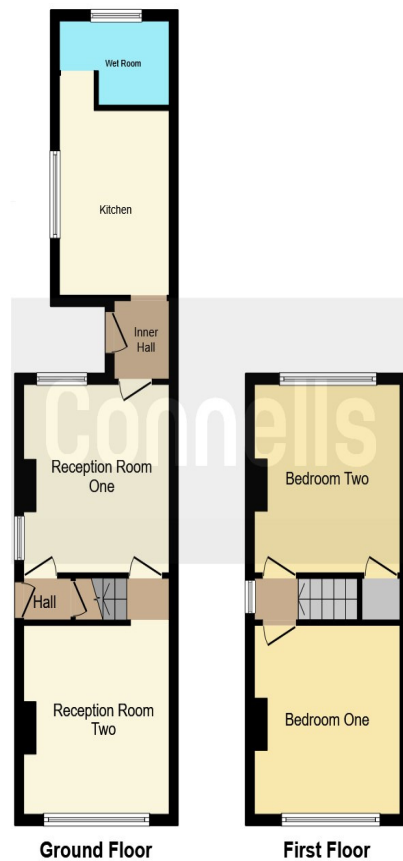
11' 10" x 13' max (3.61m x 3.96m max)

Central heating radiator, storage cupboard, double glazed window to rear elevation.

Spacious Rear Garden

A generously sized rear garden with well-established shrubs and lawned areas, patio area, summerhouse, wooden shed.





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: HSW316177 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/HSW316177



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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