



**Connells**

Mousehall Farm Road  
Brierley Hill



# Mousehall Farm Road Brierley Hill DY5 2LS

for sale guide price  
**£145,000**



## Property Description

FOR SALE VIA BAGSHAW'S RESIDENTIAL AUCTIONS IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS [www.barnardmarcusauctions.co.uk](http://www.barnardmarcusauctions.co.uk)

LOVELY 3 BEDROOM END-TERRACED PROPERTY LOCATED NEAR THE CALEDONIA, PLENTY OF LOCAL AMENITIES INCLUDING SHOPS AND SCHOOLS. PERFECT PROPERTY FOR FIRST TIME BUYERS, VERY SPACIOUS PROPERTY WITH POTENTIAL FOR EXTENSION (STPP). Briefly Comprising: a kitchen, a spacious lounge, leading up to the first floor containing the family bathroom and 3 bedrooms.

## Approach

A private walkway leads to the property with lawn to the front and side with inset pathway to the front door.

## Entrance Porch

Double glazed porch to the front elevation and entrance to;

## Lounge

15' 8" x 14' 7" ( 4.78m x 4.45m )

Double glazed window and door to the rear elevation and radiator with stairs to first floor landing

## Kitchen

14' 8" x 7' 7" ( 4.47m x 2.31m )

Double glazed window to the front elevation, a range of wall and base units, worksurfaces with inset sink/drainers and tiled splashbacks, space for various white goods.

## Landing

Doors to bedrooms and family bathroom and access to loft (boarded)

## Bedroom One

12' 1" x 8' 7" ( 3.68m x 2.62m )

Double glazed window to the rear elevation, built in wardrobes and radiator

## Bedroom Two

11' 6" x 8' 7" ( 3.51m x 2.62m )

Double glazed window to the front elevation and radiator

## Bedroom Three

8' 1" x 5' 10" ( 2.46m x 1.78m )

Double glazed window to the rear elevation and radiator

## Bathroom

Double glazed window to the front elevation and suite comprising; bath with shower over, wash hand basin, wc and radiator

## Rear Garden

To the rear of the property is a patio leading to the lawn with gated access to the rear of the property

## Guide And Reserve Price

Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single

price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers, Bagshaws Residential, and vendors solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of same whether inspected or not. Any questions relating to them must be raised prior to auctions. Prospective purchasers are advised to check with the auctioneers, Bagshaws Residential, before the sale that the property is neither sold or withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

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Whilst Bagshaws Residential make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of the properties in our auction and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

## Note

Prospective purchasers will need to register within the auction room before the sale commences. Two items of identity will be required together with an indication of how a contractual deposit will be paid. We do not take cash or credit card deposits. The sale of each lot is subject to a contract documentation charge £1,250.00 (including VAT) payable on the fall of the hammer. If you are unable to attend the auction for any reason you can still bid on the property either by telephone or proxy bid, please contact the

auctioneers for further information.

Guidance notes are set out in the catalogue in relation to auction property, particularly from a purchasing perspective.







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)

To view this property please contact Connells on

**T 01384 374 545**  
**E [stourbridge@connells.co.uk](mailto:stourbridge@connells.co.uk)**

11B St. Johns Road  
 STOURBRIDGE DY8 1EJ

**EPC Rating: C**

**view this property online [connells.co.uk/Property/SBR312342](http://connells.co.uk/Property/SBR312342)**



Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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