



**Wright Street, Halesowen, B63 3LB**



**welcome to**

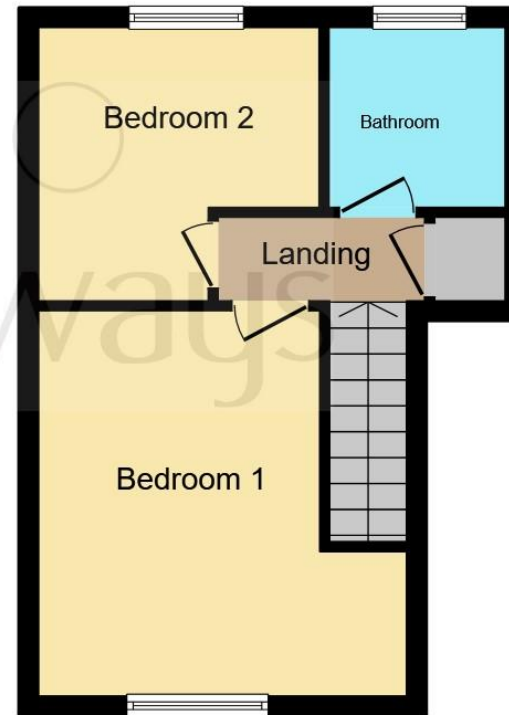
**Wright Street, Halesowen**

\*\*\*\*CALLING ALL FIRST TIME BUYERS AND INVESTORS\*\*\*\*TWO BEDROOM TERRACED PROPERTY\*\*\*\*MODERNISED THROUGHOUT\*\*\*CLOSE PROXIMITY TO HALESOWEN TOWN\*\*\*\*NO UPWARD CHAIN\*\*\*VIEWINGS ADVISED\*\*\*





**Ground Floor**



**First Floor**

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)

### 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 £300 inc VAT towards the preparation cost of the pack.

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.

### Agent Note

The Council Tax Band is B.

### Approach

Having street parking, step up to front door and shared side gully access to rear garden

### Lounge

12' 11" max x 12' 6" max ( 3.94m max x 3.81m max )  
Having a front facing double glazed door and window, ceiling light connection, central heated radiator, feature fireplace, storage cupboard, stairs to first floor and opening to dining room.

### Dining Room

12' 10" into recess x 9' 3" max ( 3.91m into recess x 2.82m max )  
Having a rear facing double glazed window, ceiling light connection, central heated radiator, feature open fire, door to kitchen,

### Kitchen

9' 8" max x 6' 5" max ( 2.95m max x 1.96m max )  
having rear and side facing double glazed windows and side door to garden, having a range of wall and base units and drawers with work tops over, space for fridge freezer, space for washing machine, sink and drainer unit with mixer tap over, four ring gas hob with electric oven beneath and extractor fan over, ceiling spot lights, a wall mounted central heated boiler within storage unit that is wireless and comes with room thermostat.

### Landing

Having loft access, door to storage cupboard and doors to:-

### Bedroom One

12' 11" into recess x 12' 10" max ( 3.94m into recess x 3.91m max )  
Having a front facing double glazed window, ceiling light connection and central heated radiator.

### Bedroom Two

9' 3" max x 9' 11" max ( 2.82m max x 3.02m max )  
Having a rear facing double glazed window, central heated radiator and ceiling light connection.

### Bathroom

Recently renovated and having a rear facing double glazed window, ceiling light connection, central heated towel rail, paneled bath with shower over, low level W/C, vanity wash hand basin within storage unit with mixer tap over.

### Rear Garden

Having an outside tap and light, paved patio area, rear gate access to shared side gully, fencing for privacy.



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## Wright Street, Halesowen

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO UPWARD CHAIN
- RENOVATED THROUGH OUT

Tenure: Freehold EPC Rating: D

guide price

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAG105387 - 0004

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