



**Masters Lane,
Halesowen B62 9HF**



welcome to

Masters Lane, Halesowen

**** THREE BEDROOM END TERRACED PROPERTY ** THREE RECEPTION ROOMS ** KITCHEN ** UTILITY ** W.C ** FAMILY SHOWER ROOM ** FRONT AND REAR GARDENS ****



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 C. Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

Entrance Hall

Central heating radiator.

Living Room

11' 2" x 11' 3" plus bay (3.40m x 3.43m plus bay)
Double glazed window to the front of the property,

central heating radiator.

Dining Room

11' 11" x 12' 6" (3.63m x 3.81m)
Double glazed window to the side of the property and central heating radiator and doors through to utility room.

Utility Room

Doors through to kitchen and downstairs cloakroom/w.c, central heating radiator, plumbing for a washing machine and space for a dryer.

Kitchen

7' 10" x 8' (2.39m x 2.44m)
Double glazed window to the side of the property, electric hob, wall and base units and sink.

Boiler Room

13' x 5' 11" (3.96m x 1.80m)
Wall mounted boiler and storage space.

Bedroom One

11' 2" x 11' 1" (3.40m x 3.38m)
Double glazed to the front of the property and central heating radiator.

Bedroom Two

12' 5" x 12' (3.78m x 3.66m)
Double glazed window to front and side of the property.

Bedroom Three

8' 6" x 9' 2" (2.59m x 2.79m)
Double glazed window to the rear of the property and central heating radiator.

Shower Room

Double glazed window to the front of the property, shower cubicle, toilet, sink and central heating radiator.

Front Garden

Gated fore garden with low wall boundary.

Rear Garden

Paved area with lawn beyond, mature shrubs and plants, gate to side and door to access garage.

Garage

Accessed via Clifton road with up and over doors.

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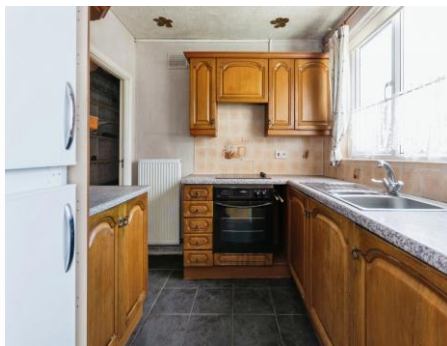
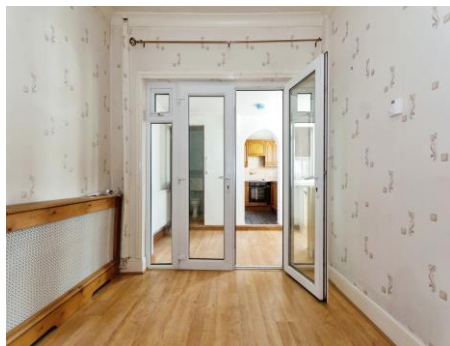
Masters Lane, Halesowen

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three bedroom end terraced property
- Three reception rooms

Tenure: Freehold EPC Rating: D

guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HBN110795 - 0004

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