

for sale

guide price **£195,000**



Holt Road Halesowen B62 9HQ

A three bedroom family home in a convenient location for shops, schools and transport links and offered for sale with NO UPWARD CHAIN. Being sold via modern method of auction, the property briefly comprises: porch, hallway, lounge, kitchen, conservatory, three bedrooms, bathroom, rear garden, integral garage and driveway. Early viewing 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 has a driveway to the front with door to garage, door to side storage and door to porch

Porch

Useful storage cupboard and door to hallway

Hallway

Door to kitchen and lounge

Kitchen

Fitted with wall and base units with work surfaces over, sink and drainer, integrated oven with gas hob and extractor over, double glazed window to front elevation, space for appliances, door to side storage



Lounge

Stairs to first floor, fireplace and double glazed patio doors to conservatory

Conservatory

Double glazed windows to rear and side, tiled flooring, double glazed French doors opening to the rear garden

First Floor Landing

Doors leading to:

Bedroom One

Double glazed window to front elevation, central heating radiator

Bedroom Two

Double glazed window to rear elevation, central heating radiator

Bedroom Three

Double glazed window to rear elevation, central heating radiator

Bathroom

Comprising: Bath with mixer shower over, low level w.c, wash hand basin, tiled walls, double glazed window to front elevation

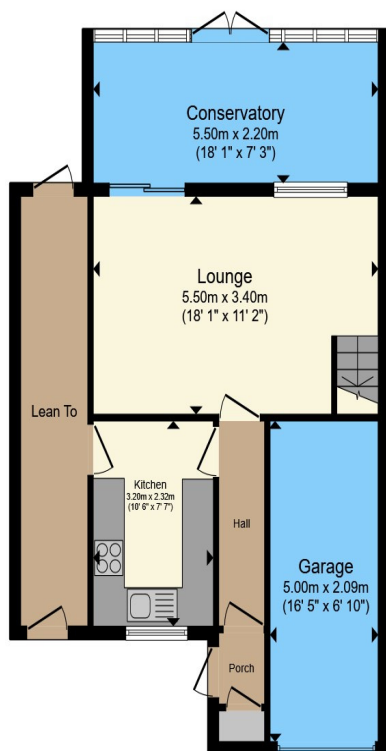
Rear Garden

Patio area with lawns beyond, fencing to borders

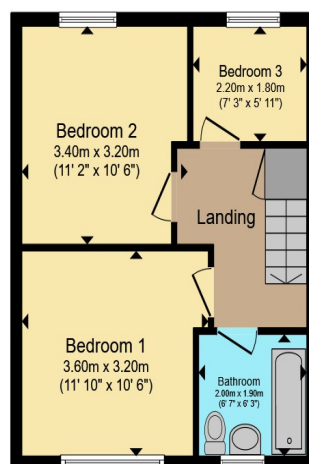
Garage

Door to front and central heating boiler





Ground Floor



First Floor

Total floor area 101.8 m² (1,096 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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Property Ref: HSW316447 - 0002

Tenure: Freehold EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/HSW316447



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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