

for sale

guide price **£205,000**



## Honeybourne Road Halesowen B63 3HD

A three bedroom semi-detached property on the popular Halesmere estate conveniently located close to Halesowen town centre, well-respected schools and transport links. Offered for sale with NO UPWARD CHAIN and modern method of auction, this property is in need of modernisation and briefly comprises: hallway, lounge/dining room, kitchen, three good sized bedrooms, bathroom, rear garden, garage and driveway. Viewing recommended.

# Honeybourne Road Halesowen B63 3HD

## 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 steps and lawn to the side. Gate to rear access and door opens to hallway

## Hallway

Window to front elevation, stairs to first floor accommodation, door to lounge

## Lounge/Dining Room

Double glazed window to rear and side elevation, gas fire with brick fireplace, space for dining table and chairs, door to kitchen

## Kitchen

Fitted with wall and base units with work surfaces over, sink and drainer, part tiling to walls, door to side and window to rear elevation



## First Floor Landing

Access to loft space and doors leading to:

### Bedroom One

Double glazed window to rear elevation, coving to ceiling

### Bedroom Two

Double glazed window to front elevation, coving to ceiling

### Bedroom Three

Double glazed window to rear elevation, coving to ceiling

### Bathroom

Comprising: bath with mixer shower over, vanity wash hand basin, low level w.c, part tiling to walls, double glazed obscured window to side elevation

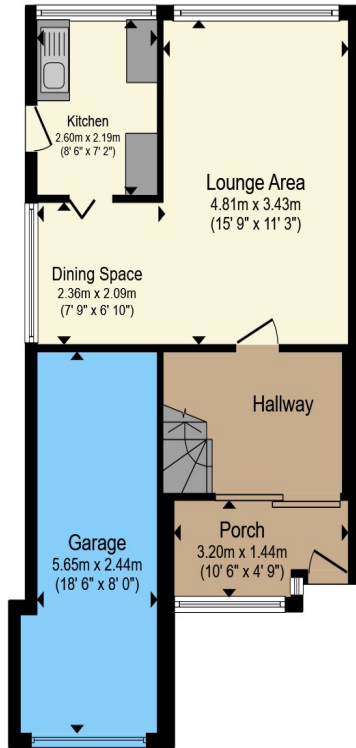
## Rear Garden

Patio with steps to lawn, mature trees and shrubs, fencing to borders, pathway to the side with gated front access

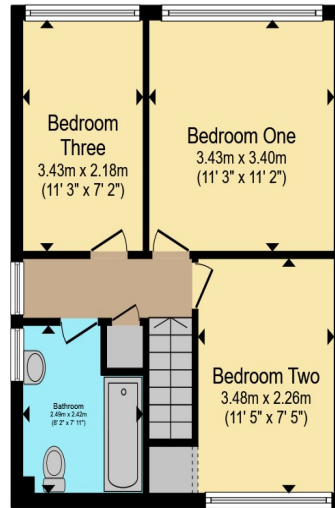
## Garage

Up and over door to front, gas meter





**Ground Floor**



**First Floor**

Total floor area 93.4 m<sup>2</sup> (1,005 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



To view this property please contact Connells on

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Property Ref: HSW316569 - 0003

Tenure:Freehold EPC Rating: F

Council Tax Band: C

**view this property online [connells.co.uk/Property/HSW316569](http://connells.co.uk/Property/HSW316569)**



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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