

For Sale

guide price **£160,000**



New John Street Halesowen B62 8HT

Do not miss out on this well-presented three bedroom family home in a convenient and popular location. Benefitting from two reception rooms and a good sized garden to the rear, being sold via Modern Method of Auction.

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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 walled foregarden with gate and front door opens to dining room. Gate to rear access

Dining Room

Double glazed window to front elevation, central heating radiator, door to cellar and door to lounge

Lounge

Double glazed window to rear elevation, central heating radiator, door to stairs and door to kitchen

Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, plumbing for washing machine, space for appliances, double glazed window to side elevation, space for cooker, central heating radiator, door to rear garden and door to inner hall with storage and further door to bathroom



Bathroom

Comprising: bath, low level w.c, wash hand basin, double glazed obscured window to side elevation, central heating radiator

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, door to storage cupboard

Bedroom Three

Double glazed window to rear elevation, central heating radiator

Rear Garden

A pleasant rear garden perfect for families and entertaining with patio, lawn beyond, fencing and walled borders, useful brick storage and access to front

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





Total floor area 88.8 m² (956 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: HSW316910 - 0002

Tenure: Freehold EPC Rating: B

Council Tax Band: A

view this property online
connells.co.uk/Property/HSW316910



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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