

for sale

guide price **£160,000**



## Highfield Road HALESOWEN B63 2DH

A three bedroom semi-detached property in a popular location close to transport links, shops and local amenities. Benefiting from off road parking and a large cellar, this property has great potential and is offered for sale by Modern Method of Auction and NO UPWARD CHAIN. Briefly comprising: porch, entrance hall, lounge, kitchen, bathroom, cellar, utility room, three bedrooms, en-suite to master, rear garden, off-road parking. Viewing is highly recommended to appreciate the accommodation on offer.



# Highfield Road HALESOWEN B63 2DH

## 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

Low walled and slabbed frontage with decorative railings, off-road parking and gated access to rear garden.

## Porch

Door to:

## Hallway

Wood effect flooring, stairs up to first floor accommodation, central heating radiator, doors leading to:

## Lounge

11' 11" x 12' 7" max ( 3.63m x 3.84m max )

Central heating radiator, fireplace, double glazed window to front elevation.





## Kitchen

10' 5" x 12' 6" ( 3.17m x 3.81m )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, oven, cooker hood over, space for appliances, central heating radiator, part tiled walls, wood effect flooring, double glazed door to rear garden.

## Bathroom

Low level W.C, bath tub, pedestal wash hand basin, central heating radiator, part tiled walls, double glazed obscured window to side elevation.

## Utility

4' 5" x 5' 11" ( 1.35m x 1.80m )

A convenient utility space with double glazed obscured window to side elevation.

## Cellar

The property has a cellar that is accessed via the hallway.

## Landing

Central heating radiator, loft hatch, doors leading to:

## Bedroom One

11' 11" x 13' 2" max ( 3.63m x 4.01m max )

Central heating radiator, double glazed window to front elevation, door to:

## En-Suite

Wood effect flooring, central heating radiator, wash hand basin, low level W.C, shower cubicle, part tiled walls, double glazed obscured window to side elevation.

## Bedroom Two

9' 8" max x 10' 6" max ( 2.95m max x 3.20m max )

Central heating radiator, double glazed window to rear elevation.

## Bedroom Three

6' 9" max x 10' 5" max ( 2.06m max x 3.17m max )

Central heating radiator, double glazed window to rear elevation.

## Rear Garden

Patio area with good sized further garden.





Total floor area 91.1 m<sup>2</sup> (981 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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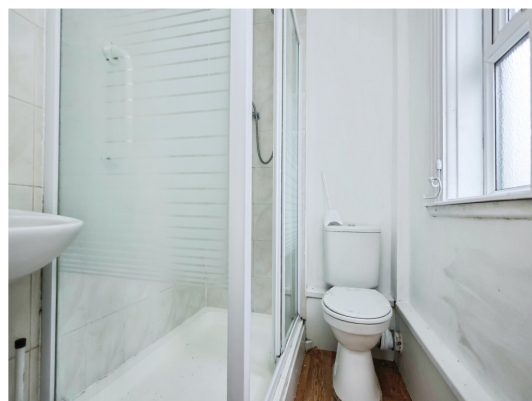
10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW316287 - 0005

Tenure:Freehold EPC Rating: E

Council Tax Band: B

**view this property online [connells.co.uk/Property/HSW316287](http://connells.co.uk/Property/HSW316287)**



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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