

79 Lyde Green, Halesowen, B63 2PS



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**Hicks Hadley**

**13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU**

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 <https://www.hickshadley.com>

This property is for sale by Modern Method of Auction powered by Iamsold LTD. Hicks Hadley are delighted to present this well-proportioned three-bedroom semi-detached home, perfectly positioned in an exceptionally convenient location. Ideal for first-time buyers, the property offers easy access to excellent transport links, local schools, and a wide range of amenities. The accommodation briefly comprises a welcoming entrance hallway, a fitted kitchen, and a bright lounge-diner offering a comfortable space for family living. To the first floor are three generously sized bedrooms and a family shower room. Further benefits include double glazing, gas central heating, a garage, and off-road parking. A fantastic opportunity to secure a well-located home with great potential.

**Guide Price £145,000 - Freehold**

**Hicks Hadley**



#### Porch

Composite front door fitted with double glazing half height.

#### Entrance hallway 14'5" x 5'2" (4.4 x 1.6)

Under stair cupboard space, central heating radiator fitted to the side elevation.

#### Front facing lounge 11'5" max x 10'9" (3.5 max x 3.3)

Double glazed bay-style window fitted, central heating radiator fitted to the side elevation.

#### Kitchen/Diner 11'5" max x 10'5" (3.5 max x 3.2)

Central heating radiator fitted to the inside elevation.

#### Kitchen area 14'5" x 6'6" (4.4 x 2.0)

Double glazed window fitted to the rear and side elevation, one and a half bowl stainless steel sink with drainer and mixer tap fitted, oven with ceramic hob above, partially tiled walls, radiator fitted to the side elevation, door to rear appliance space.

#### Utility 6'10" x 5'2" (2.1 x 1.6)

Low flush w.c, unit space and appliance space with combi boiler wall mounted.

#### Landing

Privacy glazed window fitted to the side elevation.

#### Bedroom one 10'9" x 8'6" (3.3 x 2.6)

Double glazed bay-style window fitted to the front elevation, Radiator fitted to the side elevation, fitted cupboard space.

#### Bedroom two 10'5" x 10'2" (3.2 x 3.1)

Double glazed window fitted to the rear elevation, radiator fitted to the side elevation, wardrobe space fitted, loft access above.

#### Bedroom three 7'2" x 7'2" (2.2 x 2.2)

Double glazed window fitted to the front elevation, radiator fitted to the side elevation.

#### Shower room

Privacy glazed window fitted to the rear elevation, walk in shower cubicle with thermostatic shower fitted, chrome towel radiator fitted to the side elevation, partially tiled walls, sink fitted with chrome mixer tap and vanity unit and low flush w.c.

#### External

To the front of the property sits slabbed steps and mature planting with side access gate, to the rear of the property sits a slabbed patio area and lawn with planting around borders.

#### Garage

Up and over door fitted.

#### Agent notes

All main services are connected . ( Gas/ Electric / Water )

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :B

EPC :TBC

Tenure Information :Freehold

Any other Material Facts :Traditional brick and block build and tiled roof. All information has been provided by the vendor, Please confirm details with a chosen solicitor.

#### Auctioneer Comments

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This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation



Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

