

26 Furlong Lane, Halesowen, B63 2TH



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**Hicks Hadley**

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**\*\*NO UPWARD CHAIN\*\* \*\*SUPERB CHARACTER PROPERTY\*\***

This property is for sale by Modern Method of Auction powered by iamsold LTD. A well presented cottage brimming with interesting features and charm in this popular location for access to transport links, schools and all local amenities. The property briefly comprises: porch, spacious lounge/diner with impressive feature fireplace, fitted kitchen, rear lobby, bathroom with shower over, utility room, dual aspect double bedroom and ground floor office. The property further benefits from: gas central heating and attractive side garden. A TRULY UNIQUE AND CHARMING PROPERTY OFFERING A FANTASTIC OPTION FOR FIRST TIME BUYERS AND DOWNSIZERS. EPC: E

**Hicks Hadley**

**Guide Price £110,000 - Freehold**



#### Porch

Having double glazed patio style entrance door, tiled flooring and door into:

#### Spacious Lounge/Diner 19'6 x 10'6 (max) (5.94m x 3.20m (max))

With impressive feature fireplace, two central heating radiators, storage cupboard with wall mounted boiler and doors into:

#### Fitted Kitchen 11'7 x 7'2 (3.53m x 2.18m)

Having wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, space for fridge, space for cooker, tiled flooring, double glazed Velux style window, loft hatch and door into:

#### Rear Lobby

With loft hatch, tiled flooring and doors into:

#### Bathroom

Having panel bath with shower over, vanity wash hand basin, low flush wc, central heating radiator and obscured window to rear elevation.

#### Utility

With plumbing for automatic washing machine, tiled flooring and window to raised rear elevation

#### Dual Aspect Double Bedroom 15'2 x 10'7 (max) (4.62m x 3.23m (max))

With loft hatch, central heating radiator and double glazed windows to front and side elevation.

#### Ground Floor Office/Sitting Room 12'9 x 10'7 (3.89m x 3.23m)

With central heating radiator, window to front elevation and door to front access.

#### Outside

Front: With optional door access from pavement.

Side: With access path leading to front porch entrance and side garden through entry gate comprising of

#### Agents Note

COUNCIL TAX BAND: A

We have been informed that the property is freehold. Please check this detail with your solicitor.

All main services are connected (gas/electric/water).

Broadband/mobile coverage- please check on link- //checker.ofcom.org.uk/en-gb/broadband-coverage

EPC: E

Auctioneer Notes



#### Auctioneer Comments

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

