

for sale

guide price **£210,000**



Blakedown Road HALESOWEN B63 4NG

A two bedroom property in a popular Halesowen location close to transport links, shops and other local amenities. Boasting lots of potential and a large driveway, this property is perfect for investors or first time buyers. Offered with NO UPWARD CHAIN and briefly comprising: porch, hallway, three reception rooms, kitchen, conservatory, downstairs shower room, two good sized bedrooms, shower room, rear garden, large driveway. Viewing is highly recommended to appreciate the accommodation on offer.

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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 driveway to the front, there is a step up to the front door opening to:

Porch

Doors to:

Reception Room Three

Double glazed window to front elevation.

Reception Room Two

Central heating radiator, double glazed window to front elevation.

Reception Room One

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



Conservatory

Double glazed windows to side elevation, double glazed window to rear elevation, double glazed patio doors opening to rear garden.

Kitchen

Fitted with a range of wall and base units with work surfaces, one and a half sink and drainer, space and plumbing for appliances, part tiled walls, central heating radiator, double glazed window to rear elevation, door to:

Rear Hall

Double glazed window to side elevation, door to rear garden, door to:

Downstairs Shower Room

Central heating radiator, wash hand basin, low level W.C, walk-in shower, boiler, part tiled walls, two double glazed obscured windows to side elevation,

Landing

Central heating radiator, storage cupboard, doors to:

Bedroom One

Central heating radiator, double glazed window to rear elevation.

Bedroom Two

Central heating radiator, double glazed window to front elevation.

Shower Room

Low level W.C, pedestal wash hand basin, heated towel rail, low level W.C, bidet, walk-in shower, part tiled walls, double glazed obscured window to rear elevation.

Rear Garden

A good sized rear garden with patio areas providing great outdoor space.





Ground Floor

First Floor

Total floor area 139.1 m² (1,497 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

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10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316719 - 0004

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

view this property online
connells.co.uk/Property/HSW316719



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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