

for sale

guide price **£175,000**



## Maple Road Halesowen B62 8JR

Offered for sale with NO UPWARD CHAIN, this four bedroom family home is conveniently located for shops, schools and transport links. Briefly comprising: hallway, guest w.c, fitted kitchen, lounge, four bedrooms, family bathroom, en-suite to master, rear garden and off road parking. Viewing recommended to appreciate the accommodation on offer. .



# Maple Road Halesowen B62 8JR

## 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, I am sold 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 I am sold 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 block paved driveway with car port and EV charging point to the front, door opens to hallway

## Hallway

Stairs to first floor accommodation, storage cupboard and doors leading to:

## Kitchen

8' x 7' 8" ( 2.44m x 2.34m )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, part tiling to walls, integrated oven, gas hob with cooker hood over, space for fridge freezer, plumbing for washing machine, spotlights to ceiling, double glazed window to front elevation





## Lounge

14' 7" x 11' 5" plus recess ( 4.45m x 3.48m plus recess )

Double glazed window to rear elevation, wood effect flooring, central heating radiator, double glazed door to rear garden

## W.C

Low level w.c, vanity wash hand basin, central heating radiator

## First Floor Landing

Stairs to second floor accommodation, double glazed window to front elevation and doors leading to:

## Bedroom One

14' 9" max x 11' 9" ( 4.50m max x 3.58m )

Double glazed window to rear elevation, central heating radiator and door to en-suite

## En-Suite

Comprising: shower cubicle, low level w.c, vanity wash hand basin, double glazed obscured window to rear elevation



## Bedroom Three

9' 8" x 8' 3" ( 2.95m x 2.51m )

Double glazed window to front elevation, central heating radiator

## Family Bathroom

Comprising: 'P' shaped bath with mixer shower over, low level w.c, vanity wash hand basin, heated towel rail, spot lights to ceiling

## Second Floor Landing

Loft access and doors leading to:

## Bedroom Two

14' 9" max x 12' max ( 4.50m max x 3.66m max )

Two double glazed roof windows to rear elevation, central heating radiator, central heating boiler.

Agents note: head height reduced in some areas due to eaves.

## Bedroom Four

11' 6" x 8' 11" ( 3.51m x 2.72m )

Two double glazed roof windows, central heating radiator

