

for sale

guide price **£250,000**



Waterfall Lane Cradley Heath B64 6RE

A three bedroom detached family home in a popular and convenient location close to Old Hill train station, shops and other local amenities. The property benefits from versatile accommodation throughout, along with a large driveway and is offered with NO UPWARD CHAIN and is being sold via MODERN METHOD OF AUCTION. Briefly comprising: hallway, two reception rooms, dining room, kitchen, three bedrooms, family bathroom, good sized rear garden with summerhouse and a 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 large driveway to the front with a large planting border, gated side access to the rear garden, there is a step up to the front door opening to:

Hallway

Wood effect flooring, stairs up to first floor accommodation, spotlights to ceiling, door to:

Reception Room One

:Wood effect flooring, fireplace with electric fire, central heating radiator, storage cupboard, double glazed bow window to front elevation, door to:

Reception Room Two

Wood effect flooring, central heating radiator, double glazed French doors opening to rear garden, door to:



Dining Room

Tiled flooring, central heating radiator, spotlights to ceiling, two double glazed windows to rear elevation, fitted blinds, door to side access, archway to kitchen.

Kitchen

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated microwave, range cooker, extractor over, integrated fridge/freezer, part tiling to walls, spotlights to ceiling, double glazed window to front elevation, fitted blinds.

Landing

Loft hatch, storage cupboard, double glazed window to side elevation, doors leading to:

Bedroom One

Wood effect flooring, panelling to walls, central heating radiator, double glazed window to rear elevation.

Bedroom Two

Wood effect flooring, central heating radiator, double glazed window to front elevation.

Bedroom Three

Wood effect flooring, central heating radiator, double glazed window to front elevation.

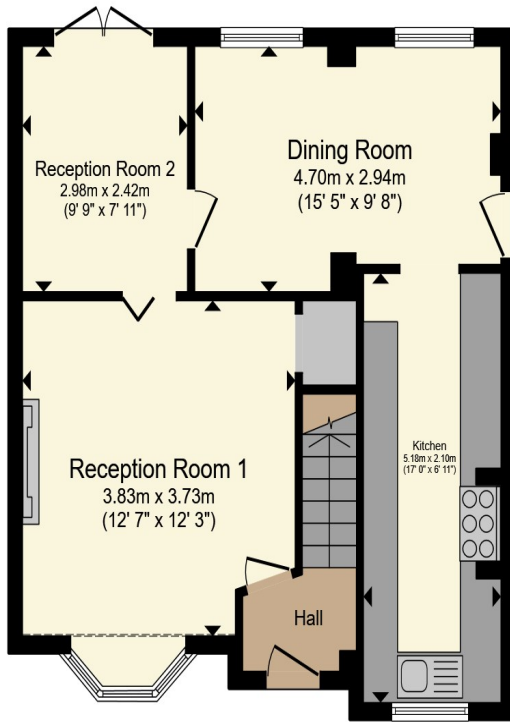
Family Bathroom

Bath with shower over, vanity wash hand basin, low level W.C, part tiling to walls, spotlights to ceiling, heated towel rail, tiled flooring, double glazed obscured window to rear elevation.

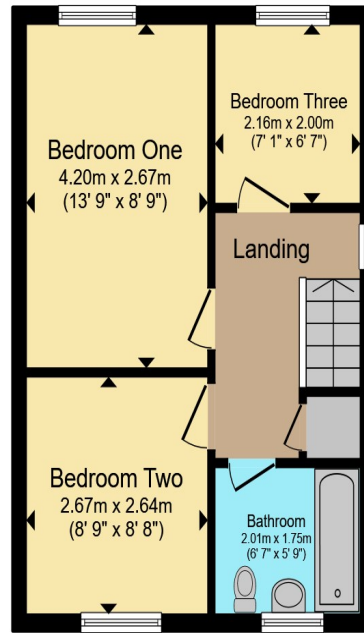
Rear Garden

A good sized, fence enclosed rear garden with large decking area, multiple planting beds, lawn, summerhouse with storage shed and gated access to front of the property.





Ground Floor



First Floor

Total floor area 87.5 m² (942 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



To view this property please contact Connells on

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Property Ref: HSW316720 - 0006

Tenure: Freehold EPC Rating: D

Council Tax Band: C

view this property online
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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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