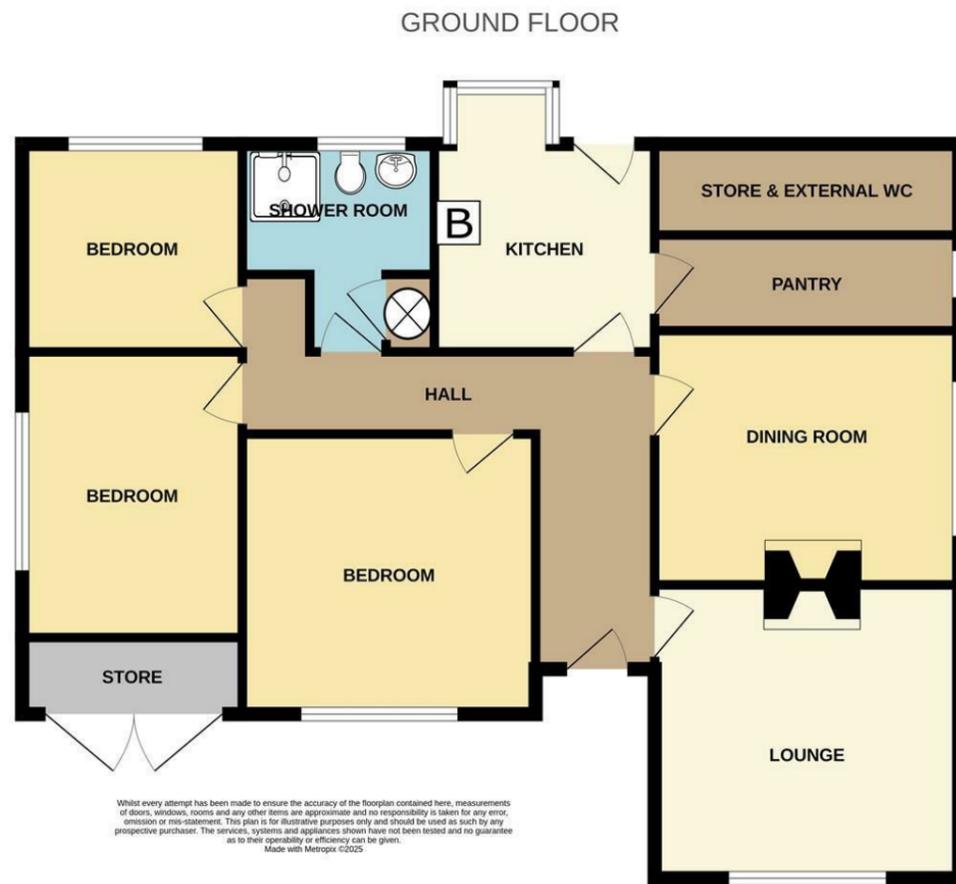


Saltbrook Road, Halesowen, B63 2QJ



## Saltbrook Road, Halesowen



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

**\*\*NO UPWARD CHAIN\*\* \*\*HUGE POTENTIAL\*\***

This property is for sale by Modern Method of Auction powered by iamsold LTD. Hicks Hadley welcome to the market a three bedroom detached bungalow offering a substantial corner plot of land which sits back on the riverside. This home is situated conveniently for commuters and amenities whilst being nestled away and offering heaps of potential to be a very special family home. The property briefly comprises, Entrance hallway, two reception rooms, kitchen with large pantry space, three great size bedrooms and a family bathroom. EPC-E

**Hicks Hadley**

**Guide Price £180,000 - Freehold**



**Entrance hallway** I shape 13'7" x 4'9" 17'5" (I shape 4.14m x 1.45m 5.31m)  
Access to all rooms ,herringbone style flooring fitted.

**Reception room one** 12'4" x 12'0" (3.76m x 3.66m)  
Glazed window fitted to the front elevation, fireplace with feature surround fitted central.

**Reception room two** 12'3" x 10'4" (3.73m x 3.15m)  
Window fitted to the side elevation, fireplace with feature surround fitted central.

**Kitchen** 9'0" x 8'4" (2.74m x 2.54m)  
window fitted to the rear elevation,glazed door fitted to the side elevation,deep sink fitted,partially tiled walls, spacious pantry/utility space with a window fitted to the side elevation.

**Bedroom one** 12'0" x 11'5" (3.66m x 3.48m)  
Glazed window fitted to the front elevation.

**Bedroom two** 11'8" x 9'0" (3.56m x 2.74m)  
Glazed window fitted to the side elevation.

**Bedroom three** 9'0" x 8'5" (2.74m x 2.57m)  
Glazed window fitted to the rear elevation.

**Family bathroom**

Privacy glazed window fitted to the rear elevation,electric walk in shower fitted,partially tiled,sink and low flush w.c,ample storage space.

**External**

This property offers an abundance of outside space with a wrap around garden,mature planting and an ON/OFF driveway this corner plot is set on a riverside with much mature planting throughout the large lawn space around the property.

**Agent Notes**

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 :C

EPC :TBC

Tenure Information :FREEHOLD

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

**Auctioneer Notes**



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in



which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

